

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

1/54 Maud Street, Balwyn North 3104

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,275,000

Unit

X

Suburb

Balwyn North

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
23 Maud Street, Balwyn North	\$1,350,000	18/03/2017
29a Maud Street, Balwyn North	\$1,311,000	15/12/2016
2/31 Sutton Street, Balwyn North	\$1,308,000	11/02/2017