

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	57 Cityview Road, Balwyn North Vic 3104
---	---

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$3,800,000	&	\$4,100,000
---------------	-------------	---	-------------

#### Median sale price

Median price	\$1,856,500	House	X	Unit		Suburb	Balwyn North
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	28 Hosken St BALWYN NORTH 3104	\$4,280,000	20/07/2017
2	62 Cascade St BALWYN NORTH 3104	\$3,980,000	11/09/2017
3	49 Metung St BALWYN 3103	\$3,700,000	06/05/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



5 4 4

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 660 sqm approx

Agent Comments

Built '2012 (5 year old)

## Comparable Properties



**28 Hosken St BALWYN NORTH 3104 (REI)**

Agent Comments

5 3 2

This home is on a larger block of land than 57 Cityview Rd Balwyn North on 660 Sqm approx.

**Price:** \$4,280,000

**Method:** Private Sale

**Date:** 20/07/2017

**Rooms:** 13

**Property Type:** House (Res)

**Land Size:** 1026 sqm approx



**62 Cascade St BALWYN NORTH 3104 (REI)**

Agent Comments

4 3 2

This home has one less bedroom and bathroom than 57 Cityview Rd Balwyn North

**Price:** \$3,980,000

**Method:** Private Sale

**Date:** 11/09/2017

**Rooms:** 9

**Property Type:** House (Res)



**49 Metung St BALWYN 3103 (REI)**

Agent Comments

5 6 4

**Price:** \$3,700,000

**Method:** Auction Sale

**Date:** 06/05/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 739 sqm approx