

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/12 OSBURN AVENUE, BALWYN NORTH,  4  5  2

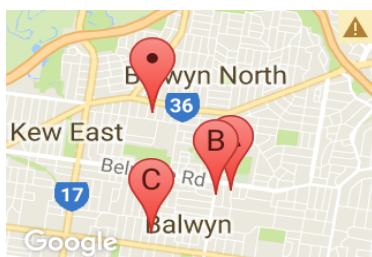
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$2,600,000 to \$2,800,000**

Provided by: George Liu, Ray White Balwyn

MEDIAN SALE PRICE




BALWYN NORTH, VIC, 3104

Suburb Median Sale Price (House)

\$1,900,000

01 April 2017 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



83 YERRIN ST, BALWYN, VIC 3103

 6  2  2

Sale Price

***\$2,750,000**

Sale Date: 28/07/2017

Distance from Property: 1.5km



170 BALWYN RD, BALWYN, VIC 3103

 5  4  2

Sale Price

Price Withheld

Sale Date: 19/08/2017

Distance from Property: 1.4km



17 PERCY ST, BALWYN, VIC 3103

 5  3  2

Sale Price

***\$2,562,000**

Sale Date: 19/08/2017

Distance from Property: 1.7km



This report has been compiled on 17/10/2017 by Ray White Balwyn. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/12 OSBURN AVENUE, BALWYN NORTH, VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$2,600,000 to \$2,800,000

Median sale price

Median price \$1,900,000

House

Unit

X

Suburb

BALWYN NORTH

Period 01 April 2017 to 30 September 2017

Source

pricfinder

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
83 YERRIN ST, BALWYN, VIC 3103	*\$2,750,000	28/07/2017
170 BALWYN RD, BALWYN, VIC 3103	Price Withheld	19/08/2017
17 PERCY ST, BALWYN, VIC 3103	*\$2,562,000	19/08/2017