



Statement of Information

Sections 47AF of the Estate Agents Act 1980

49 Buchanan Avenue, BALWYN NORTH 3104

House

5 beds

4 baths

2 parking

Indicative selling price

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

Range \$3,400,000 - \$3,700,000

Median sale price

Median **House** for **BALWYN NORTH** for period **Jul 2017 - Dec 2017**

Sourced from **Pricefinder**..

\$1,988,888

Comparable property sales

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

108 Cityview Road,
Balwyn North 3104

Price Sold 31 October 2017

105 Cityview Road,
Balwyn North 3104

Price **\$3,450,000** Sold 03
September 2017

92 Hill Road,
Balwyn North 3104

Price Sold 06 October 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder..

Contact agents

 **Helen Yan**
Ray White

(03) 8538 0588
0404 078 588

helen.yan@raywhite.com

 **Tony Chen**
Ray White

(03) 8538 0588
0430 206 966

tony_chen@raywhite.com

RayWhite