



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**23 Bevan Street,  
BALWYN 3103**

### Indicative selling price

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

**Range \$3,900,000 - \$4,250,000**

### Median sale price

Median **House** for **BALWYN** for period **Oct 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$2,317,500**

### 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.

**110 Gordon Street,**  
Balwyn 3103

Price **\$4,288,800** Sold 13  
March 2018

**8 Majella Court,**  
Kew 3101

Price **\$3,998,000** Sold 05  
February 2018

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

### 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.

23  
House

5 beds

4 baths

2 parking

#### Ray White Balwyn

367 Whitehorse Road,  
Balwyn VIC 3103

#### Contact agents

 **Helen Yan**  
Ray White

(03) 8538 0588  
0404 078 588  
[helen.yan@raywhite.com](mailto:helen.yan@raywhite.com)

 **George Liu**  
Ray White

0430 158 822  
[george.liu@raywhite.com](mailto:george.liu@raywhite.com)

**RayWhite**