



**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 889 sqm approx  
**Agent Comments**

## Comparable Properties



**46 Mitchell Rd MONT ALBERT NORTH 3129 (REI)** **Agent Comments**



**Price:** \$1,960,000  
**Method:** Private Sale  
**Date:** 21/08/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 870 sqm approx



**22 Kalonga Rd BALWYN NORTH 3104 (REI)** **Agent Comments**



**Price:** \$1,865,000  
**Method:** Private Sale  
**Date:** 26/08/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 868 sqm approx



**3 Abbott St BALWYN NORTH 3104 (REI/VG)** **Agent Comments**



**Price:** \$1,845,000  
**Method:** Private Sale  
**Date:** 21/07/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 959 sqm approx

## 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 5 Pam Avenue, Balwyn North Vic 3104

#### Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

#### Median sale price

Median price \$2,105,000 House X Unit Suburb Balwyn North

Period - From 01/07/2017 to 30/09/2017 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	46 Mitchell Rd MONT ALBERT NORTH 3129	\$1,960,000	21/08/2017
2	22 Kalonga Rd BALWYN NORTH 3104	\$1,865,000	26/08/2017
3	3 Abbott St BALWYN NORTH 3104	\$1,845,000	21/07/2017

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.~~