

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 15/1062 Burke Road, Balwyn Vic 3103

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$880,000 Unit X Suburb Balwyn

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12/201 Whitehorse Rd BALWYN 3103	\$470,000	09/03/2017
1/130-132 Rathmines Rd HAWTHORN EAST 3123	\$455,000	03/12/2016
205/1 Derby St KEW 3101	\$416,000	18/02/2017