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Rooms:
Property Type:
Land Size: 664 sqm
 Agent Comments

Indicative Selling Price
 \$2,050,000 - \$2,250,000
Median House Price
 Year ending March 2017: \$2,194,000

Comparable Properties



45 Frederick St BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$2,180,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)



46 Balwyn Rd CANTERBURY 3126 (REI)

Agent Comments

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Price: \$2,153,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 6
Property Type: House (Res)



27 Parkdale Av BALWYN 3103 (REI)

Agent Comments

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Price: \$2,050,000
Method: Private Sale
Date: 01/05/2017
Rooms: 7
Property Type: House (Res)

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

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

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
45 Frederick St BALWYN 3103	\$2,180,000	29/04/2017
46 Balwyn Rd CANTERBURY 3126	\$2,153,000	25/03/2017
27 Parkdale Av BALWYN 3103	\$2,050,000	01/05/2017