





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)

Price: \$2,180,000 Method: Auction Sale Date: 29/04/2017 Rooms: -

Property Type: House (Res)

Agent Comments



46 Balwyn Rd CANTERBURY 3126 (REI)



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

Agent Comments

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

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





### 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

Address 104 Rochester Road, Balwyn Vic 3103 burb and bostcode

#### Indicative selling price

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

Range betweer	\$2,050,000		&	\$2,250,000	
Median sale pı	ice				
Median price	\$2,194,000	House	х	Sub	urb Balwyn
Period - From	01/04/2016	to 31/03	3/2017	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
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

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