Statement of Information
Multiple residential properties located in the Melbourne metropolitan area

Unit offered for sale

Address Including suburb and postcode	2 Lynton Court, Balwyn North 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
4B 4.5B 2CP	$	Or range between	$1.65m	&	$1.70m
2B 2B 1CP	$*	Or range between	$*1.15m	&	$1.22m
	$*	Or range between	$*	&	$
	$*	Or range between	$*	&	$
	$*	Or range between	$*	&	$

Suburb unit median sale price

Median price	$1.865m	Suburb	Balwyn North

Period - From	Apr 2017	To	Jun 2017	Source	REA

Comparable property sales

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3B 2B 2CP	1A Abassia St Balwyn North 3104	$1.557m	17/067/17

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
4B 2B 2CP	1/48 Kenny St Balwyn North 3104	$1.575m	08/07/17

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
4B 4B 2CP	2/119 Winfield Road, Balwyn North 3104	$1.50m	14/08/17