

## 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	30 Relowe Crescent, Balwyn Vic 3103
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$2,400,000
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#### Median sale price

Median price	\$2,275,000	House	X	Unit		Suburb	Balwyn
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	20 Evelina St BALWYN 3103	\$2,430,000	09/09/2017
2	27 Evelina St MONT ALBERT NORTH 3129	\$2,410,000	01/09/2017
3	40 Reading Av BALWYN NORTH 3104	\$2,321,000	19/08/2017

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.



3 1 1

Rooms:

Property Type: House (Res)

Land Size: 1170 sqm approx

Agent Comments

## Comparable Properties



20 Evelina St BALWYN 3103 (REI)

Agent Comments

- 3 -

Price: \$2,430,000

Method: Sold Before Auction

Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 1236 sqm approx



27 Evelina St MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 1 2

Price: \$2,410,000

Method: Sold Before Auction

Date: 01/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 1239 sqm approx



40 Reading Av BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$2,321,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 923 sqm approx