



5 2 3

Rooms: 8

Property Type: House (Res)

Land Size: 680 sqm approx

Agent Comments

Comparable Properties



23 Nungerner St BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$2,730,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 679 sqm approx



1 Nungerner St BALWYN 3103 (REI)

Agent Comments

4 3 1

Price: \$2,400,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 676 sqm approx

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.

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

20 Nungerner Street, Balwyn Vic 3103

Indicative selling price

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

Single price \$2,495,000

Median sale price

Median price \$2,300,000

House

X

Unit

Suburb

Balwyn

Period - From 01/10/2016

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 | | |
| 2 | | |
| 3 | | |

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.