

Statement of Information

Sections 47AF of the Estate Agents Act 1980

25 Banool Road, BALWYN 3103

Indicative selling price

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

Range from \$2,600,000 - \$2,860,000

Median sale price

Median **House** for **BALWYN** for period **Jan 2017 - Jun 2017**
Sourced from **Pricefinder**.

\$2,200,000

Comparable property sales

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 the most comparable to the property for sale.

466 Whitehorse Road, Price **\$2,803,000** Sold 09 May 2017
Surrey Hills 3127

8 Madang Avenue, Price **\$2,780,000** Sold 23 September 2017
Balwyn 3103

83 Yerrin Street, Price **\$2,750,000** Sold 28 July 2017
Balwyn 3103

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



5 beds



3 baths



2 parking

Contact agents

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