



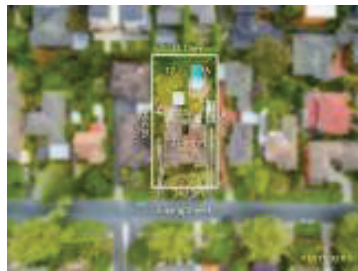
5 3 3

Rooms: 9
Property Type: House (Res)
Land Size: 1527 sqm approx
Agent Comments

Indicative Selling Price
\$4,200,000 - \$4,600,000

Median House Price
December quarter 2017: \$2,450,000

Comparable Properties



17&17a Jurang St BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$4,350,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 7
Property Type: House (Res)
Land Size: 1214 sqm approx



144 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

5 4 3

Price: \$4,225,000
Method: Private Sale
Date: 20/11/2017
Rooms: 10
Property Type: House (Res)
Land Size: 1629 sqm approx



12 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

5 3 2

Price: \$4,200,000
Method: Private Sale
Date: 31/10/2017
Rooms: -
Property Type: House (Res)

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 2 Threadneedle Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$4,200,000 & \$4,600,000

Median sale price

Median price \$2,450,000 House Unit Suburb Balwyn

Period - From 01/10/2017 to 31/12/2017 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	17&17a Jurang St BALWYN 3103	\$4,350,000	09/12/2017
2	144 Winmalee Rd BALWYN 3103	\$4,225,000	20/11/2017
3	12 Winmalee Rd BALWYN 3103	\$4,200,000	31/10/2017

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.