



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 22 Orion Street, BALWYN NORTH 3104

House



4 beds



2 baths



2 parking

### Indicative selling price

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

## Range from \$1,490,000 - \$1,635,000

### Median sale price

Median **House** for **BALWYN NORTH** for period **Mar 2017 - Aug 2017**  
Sourced from **REI and VG/Gov.**

## \$1,856,500

### 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.

**153 Mountain View Road,** Price **\$1,616,000** Sold 24 June 2017  
Balwyn North 3104

**18 Woodville Street,** Price **\$1,630,000** Sold 13 May 2017  
Balwyn North 3104

**138 Mountain View Road,** Price **\$1,655,000** Sold 27 June 2017  
Balwyn North 3104

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 REI and VG/Gov.

### Contact agents

 Mark Kainey

03 9815 2999

0419 333 437

[mark@bekdonrichards.com.au](mailto:mark@bekdonrichards.com.au)



**Bekdon Richards Estate  
Agents**

Level 1, Suite 2, 205-207 Riversdale  
Road,  
Hawthorn VIC 3122