

10 Tower Road, Balwyn North Vic 3104

**Jellis
Craig**

Michael Hingston

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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

June quarter 2017: \$1,856,500



 2  1  2

Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



24 Willis St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,055,000

Method: Private Sale

Date: 31/03/2017

Rooms: 7

Property Type: House (Res)

Land Size: 717 sqm approx



17 Cityview Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  2  1

Price: \$1,940,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 8

Property Type: House (Res)

Land Size: 664 sqm approx



33 Cityview Rd BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  1

Price: \$1,900,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 663 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

10 Tower Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,856,500

House

X

Unit

Suburb Balwyn North

Period - From 01/04/2017

to

30/06/2017

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	24 Willis St BALWYN NORTH 3104	\$2,055,000	31/03/2017
2	17 Cityview Rd BALWYN NORTH 3104	\$1,940,000	27/05/2017
3	33 Cityview Rd BALWYN NORTH 3104	\$1,900,000	26/08/2017

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.~~