



4   2   1

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,560,000  
**Median House Price**  
Year ending March 2018: \$1,935,000

## Comparable Properties



**3 Belle Vue Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**

4   1   2

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 7  
**Property Type:** House (Res)



**448 Balwyn Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**

3   2   4

**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 12/05/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 616 sqm approx



**4 Gould St BALWYN NORTH 3104 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 748 sqm approx

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	3 Belle Vue Rd BALWYN NORTH 3104	\$1,600,000	24/03/2018
2	448 Balwyn Rd BALWYN NORTH 3104	\$1,570,000	12/05/2018
3	4 Gould St BALWYN NORTH 3104	\$1,530,000	23/06/2018

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.