









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)



Price: \$1,600,000 Method: Auction Sale Date: 24/03/2018

Rooms: 7

Property Type: House (Res)

**Agent Comments** 



448 Balwyn Rd BALWYN NORTH 3104 (REI)







Price: \$1,570,000 Method: Auction Sale Date: 12/05/2018

Rooms: 7

Property Type: House (Res) Land Size: 616 sqm approx **Agent Comments** 











Price: \$1,530,000 Method: Auction Sale Date: 23/06/2018

Rooms: -

Property Type: House (Res) Land Size: 748 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966





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.

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#### 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	39 Kawarren Street, Balwyn North Vic 3104
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,935,000	Hou	ise X	Unit		Suburb	Balwyn North
Period - From	01/04/2017	to	31/03/2018		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 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.

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