

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

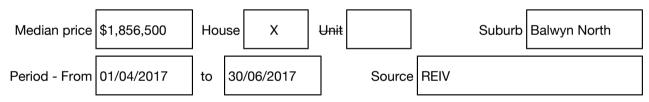
25 Corby Street, Balwyn North Vic 3104

Indicative selling price

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

 Range between
 \$1,800,000
 &
 \$1,980,000

Median sale price



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	33 Cityview Rd BALWYN NORTH 3104	\$1,900,000	26/08/2017
2	25 Rookwood St BALWYN NORTH 3104	\$1,900,000	08/04/2017
3	36 Viewhill Rd BALWYN NORTH 3104	\$1,863,000	24/06/2017

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.

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997

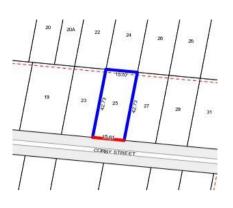
propertydata

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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.

25 Corby Street, Balwyn North Vic 3104







Rooms: Property Type: House Land Size: 665 approx. sqm approx

Agent Comments

Chris Kavadis 9830 1644 0412 464 771 chris.kavadis@noeljones.com.au

> Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price June quarter 2017: \$1,856,500

Comparable Properties

33 Cityview Rd BALWYN NORTH 3104 (REI) 3 1 1 1 Price: \$1,900,000 Method: Auction Sale Date: 26/08/2017 Rooms: 6 Property Type: House (Res) Land Size: 663 sqm approx	Agent Comments
25 Rookwood St BALWYN NORTH 3104 (REI) 2 1 2 2 2 2 Price: \$1,900,000 Method: Auction Sale Date: 08/04/2017 Rooms: 7 Property Type: House (Res) Land Size: 667 sqm approx	Agent Comments
36 Viewhill Rd BALWYN NORTH 3104 (REI) 4 1 2 Price: \$1,863,000 Method: Auction Sale Date: 24/06/2017 Rooms: 6 Property Type: House (Res)	Agent Comments

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