

## 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
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#### Indicative selling price

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

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



**Rooms:**

**Property Type:** House

**Land Size:** 665 approx. sqm  
approx

Agent Comments

## Comparable Properties



**33 Cityview Rd BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 663 sqm approx



**25 Rookwood St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 667 sqm approx



**36 Viewhill Rd BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,863,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 6

**Property Type:** House (Res)