

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	17 Birdwood Street, Balwyn Vic 3103
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Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$2,230,000	House	X	Unit		Suburb	Balwyn
Period - From	01/07/2016	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	9 Creswick St DEEPDENE 3103	\$2,300,000	20/05/2017
2	5 Sunburst Av BALWYN NORTH 3104	\$2,220,000	26/06/2017
3	4 Second Av KEW 3101	\$2,200,000	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.~~

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2017: \$2,230,000



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



9 Creswick St DEEPDENE 3103 (REI)

Agent Comments



Price: \$2,300,000

Method: Private Sale

Date: 20/05/2017

Rooms: -

Property Type: Land

Land Size: 695 sqm approx



5 Sunburst Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,220,000

Method: Private Sale

Date: 26/06/2017

Rooms: -

Property Type: House

Land Size: 675 sqm approx



4 Second Av KEW 3101 (REI)

Agent Comments



Price: \$2,200,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 650 sqm approx