

## Statement of Information

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

6 Knutsford Street, Balwyn Vic 3103

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$ 5,750,000 & \$ 6,250,000

#### Median sale price

Median price \$ 2,255,500 \*House x Suburb Balwyn

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### Comparable property sales

These are two 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
31 Mangarra Rd CANTERBURY 3126	\$5,810,000	01/04/2017
8 Belmont Av DEEPDENE 3103	\$5,305,000	25/03/2017