

## 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 103/182-186 Whitehorse Road, Balwyn Vic 3103

#### Indicative selling price

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

Single price \$588,000

#### Median sale price

Median price \$860,000 House Unit X Suburb Balwyn

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	1/1091 Burke Rd HAWTHORN EAST 3123	\$615,888	06/07/2017
2	39/1245 Burke Rd KEW 3101	\$585,000	02/03/2017
3	3/3 Birtles St BALWYN 3103	\$562,500	19/02/2017

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.

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**Indicative Selling Price**

\$588,000

**Median Unit Price**

June quarter 2017: \$860,000



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



1/1091 Burke Rd HAWTHORN EAST 3123 (REI) Agent Comments



**Price:** \$615,888

**Method:** Sold Before Auction

**Date:** 06/07/2017

**Rooms:** -

**Property Type:** Apartment



39/1245 Burke Rd KEW 3101 (REI/VG) Agent Comments



**Price:** \$585,000

**Method:** Private Sale

**Date:** 02/03/2017

**Rooms:** -

**Property Type:** Apartment



3/3 Birtles St BALWYN 3103 (VG) Agent Comments



**Price:** \$562,500

**Method:** Sale

**Date:** 19/02/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)