



Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1b Yeneda St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 08/06/2017

Rooms: 8

Property Type: Townhouse (Single)



4/339 Union Rd BALWYN 3103 (REI)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 14/06/2017

Rooms: 4

Property Type: Townhouse (Res)



2/30 Dunloe Av MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$925,000

Method: Sold Before Auction

Date: 23/05/2017

Rooms: 5

Property Type: Townhouse (Res)

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 3/339 Union Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$950,000 & \$1,045,000

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 the three properties sold within two kilometres of the property for sale in the last 6 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
1b Yeneda St BALWYN NORTH 3104	\$1,050,000	08/06/2017
4/339 Union Rd BALWYN 3103	\$1,000,000	14/06/2017
2/30 Dunloe Av MONT ALBERT NORTH 3129	\$925,000	23/05/2017