



## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property Offered to Sale

3/8 Evelina Street, Balwyn VIC 3103

### Address

### Indicative selling price

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

Price range \$1,350,000 & \$1,450,000

### Median sale price

Median price \$820,000 \*Towh use  Suburb Balwyn  
Period - From 01/10/2017 to 31/12/2017 Source REIV

### Comparable property sales

These are the three properties sold within two kilometres/five 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
52A Banool Road, Balwyn VIC	\$ 1,425,000	14/10/2017
3/5 Wandsworth Road, Balwyn VIC	\$ 1,745,000	28/10/2017
20D Brenbeal Street, Balwyn VIC	\$ 1,650,000	06/12/2017