

## 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 19/1062-1064 Burke Road, Balwyn North Vic 3104

#### Indicative selling price

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

Range between \$600,000 & \$650,000

#### Median sale price

Median price \$942,500 House Unit X Suburb Balwyn North

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	5/60 Harp Rd KEW 3101	\$645,000	16/06/2017
2	1/1091 Burke Rd HAWTHORN EAST 3123	\$615,888	06/07/2017
3	33/1245 Burke Rd KEW 3101	\$600,000	19/06/2017

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**  
\$600,000 - \$650,000

**Median Unit Price**  
June quarter 2017: \$942,500



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties



**5/60 Harp Rd KEW 3101 (VG)**



**Price:** \$645,000  
**Method:** Sale  
**Date:** 16/06/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Townhouse -  
Conjoined

**Agent Comments**

Contemporary complex. Smaller internal.  
Includes courtyard. 2 bed; 1 bath; 1 car.



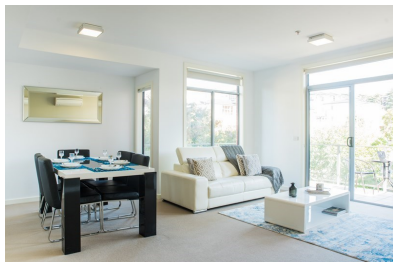
**1/1091 Burke Rd HAWTHORN EAST 3123 (REI/VG)**



**Price:** \$615,888  
**Method:** Sold Before Auction  
**Date:** 06/07/2017  
**Rooms:** -  
**Property Type:** Apartment

**Agent Comments**

Older unit. Smaller internal size. Includes  
courtyard.



**33/1245 Burke Rd KEW 3101 (VG)**



**Price:** \$600,000  
**Method:** Sale  
**Date:** 19/06/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

**Agent Comments**

Smaller footprint and balcony. 2 bed; 1 bath; 1  
car