



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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	1/54 Maud St BALWYN NORTH 3104	\$1,721,000	15/07/2017
2	1/5 Munro St KEW EAST 3102	\$1,560,000	28/08/2017
3	1 Lady Brasseys Dr KEW 3101	\$1,510,000	07/10/2017

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.



4 3 2

Rooms:
Property Type: Townhouse
(Single)
Land Size: 273 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
September quarter 2017: \$2,105,000

Comparable Properties



1/54 Maud St BALWYN NORTH 3104 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,721,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 301 sqm approx



1/5 Munro St KEW EAST 3102 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,560,000
Method: Private Sale
Date: 28/08/2017
Rooms: 5
Property Type: Townhouse (Res)



1 Lady Brasseys Dr KEW 3101 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,510,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 9
Property Type: Townhouse (Res)
Land Size: 444 sqm approx