

Ben Yip 0433110401 0433110401 ben@hamiltonfinley.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address Including suburb and	85 Tannock Street, Balwyn North Vic 3104
postcode	

#### Indicative selling price

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

Range between \$1,759,000 & \$1,925,000	ınge between	\$1,759,000	&	\$1,925,000	
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#### Median sale price

Median price	\$1,856,500	Hou	ise X	Unit		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.

Ad	dress of comparable property	Price	Date of sale
1	12 Clifton St BALWYN NORTH 3104	\$1,869,000	25/03/2017
2	1 Orchard Cr MONT ALBERT NORTH 3129	\$1,800,000	13/04/2017
3	9 Vicars St BALWYN NORTH 3104	\$1,760,000	01/04/2017

#### 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** \$175,000 - \$192,500 **Median House Price** June guarter 2017: \$1,856,500





Rooms:

Property Type: House (Res) Land Size: 647 sqm approx

Agent Comments

# Comparable Properties



12 Clifton St BALWYN NORTH 3104 (REI/VG)

Price: \$1,869,000 Method: Private Sale Date: 25/03/2017

Rooms: -

Property Type: House (Res) Land Size: 417 sqm approx



1 Orchard Cr MONT ALBERT NORTH 3129

(REI/VG)

**=** 3



Price: \$1,800,000

Method: Sold Before Auction

Date: 13/04/2017 Rooms: 5

Property Type: House (Res) Land Size: 920 sqm approx



9 Vicars St BALWYN NORTH 3104 (REI/VG)

**=**3

**6** 

Price: \$1,760,000 Method: Auction Sale Date: 01/04/2017

Rooms: 5

Property Type: House (Res) Land Size: 743 sqm approx





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Agent Comments** 

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