

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale: 14/1062 Burke Road, Balwyn North
Indicative selling Price: \$470,000 - \$485,000

Median Sale Price

Median Price *House *Unit Suburb

Period -From to Source

Comparable property sales

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 representatives considers to be most comparable to the property for sale;

| Address (comparable property) | size | Price | Date of sale | Source |
|----------------------------------|-------|-----------|--------------|--------------|
| 103/373 Belmore Rd, Balwyn North | 2/1/1 | \$545,000 | 19/08/2017 | REA |
| 3/1072 Burke Rd, Balwyn North | 2/1/1 | \$523,000 | 20/3/2017 | REA |
| 1/30 Hartwood St, Kew East | 2/1/1 | \$512,000 | 27/2/2016 | Price finder |