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**Rooms:**  
**Property Type:** House  
**Land Size:** 780.283 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,980,000  
**Median House Price**  
 June quarter 2017: \$2,255,500

## Comparable Properties



**27 Parkdale Av BALWYN 3103 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$2,050,000  
**Method:** Private Sale  
**Date:** 01/05/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx



**306 Union Rd BALWYN 3103 (REI)**

Agent Comments

 4    1    4

**Price:** \$1,810,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 907 sqm approx



**8 Hotham Ct MONT ALBERT 3127 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** -  
**Property Type:** House (Res)

## 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 260 Union Road, Balwyn Vic 3103

#### Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

#### Median sale price

Median price \$2,255,500 House X Suburb Balwyn

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
27 Parkdale Av BALWYN 3103	\$2,050,000	01/05/2017
306 Union Rd BALWYN 3103	\$1,810,000	01/04/2017
8 Hotham Ct MONT ALBERT 3127	\$1,800,000	24/06/2017