









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)





Price: \$2,050,000 Method: Private Sale Date: 01/05/2017

Rooms: 7

Property Type: House (Res) Land Size: 782 sqm approx

Agent Comments

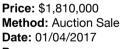






306 Union Rd BALWYN 3103 (REI)

Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 907 sqm approx



8 Hotham Ct MONT ALBERT 3127 (REI)





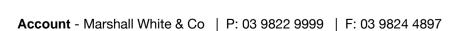


Price: \$1,800,000 Method: Auction Sale Date: 24/06/2017

Rooms: -

Property Type: House (Res)

Agent Comments







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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	260 Union Road, Balwyn Vic 3103
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$2,255,500	Н	ouse X	Su	ıburb	Balwyn
Period - From	01/04/2017	to	30/06/2017	Source	REI	1

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



