

## 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

13 Corby Street, Balwyn North Vic 3104
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#### Indicative selling price

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

Single price

#### 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	14 Panoramic Rd BALWYN NORTH 3104	\$1,910,000	28/10/2017
2	62 Longview Rd BALWYN NORTH 3104	\$1,930,000	18/03/2018
3	14 Frank St BALWYN NORTH 3104	\$1,970,000	17/11/2017

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.



 3    1    2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,980,000  
**Median House Price**  
March quarter 2018: \$1,935,000

## Comparable Properties



**14 Panoramic Rd BALWYN NORTH 3104 (REI/VG)**

Agent Comments

 4    2    1

**Price:** \$1,910,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx

**62 Longview Rd BALWYN NORTH 3104 (REI)**

Agent Comments

 4    1    1

**Price:** \$1,930,000  
**Method:** Auction Sale  
**Date:** 18/03/2018  
**Rooms:** -  
**Property Type:** House (Res)

**14 Frank St BALWYN NORTH 3104 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,970,000  
**Method:** Private Sale  
**Date:** 17/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 751 sqm approx