

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 11 Alandale Avenue, BALWYN 3103

House



5 beds



3 baths



2 parking

### Indicative selling price

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

**Range from \$ 2,900,000 - \$ 3,100,000**

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### Median sale price

Median **House** for **BALWYN** for period **Jun 2017 - Jun 2017**  
Sourced from [realestate.com](http://realestate.com).

**\$ 2,194,000**

### 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 the most comparable to the property for sale.

**11 Belgrave Avenue,** Price \$ 3,002,000 Sold 20 May 2017  
Balwyn 3103

**214 Belmore Road,** Price \$ 3,520,000 Sold  
Balwyn 3103

**4 Melba Court,** Price \$ 3,500,000 Sold 05 February 2017  
Balwyn 3103

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com](http://realestate.com).



**Ross Hunt Real Estate**

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