

William Chen 03 9831 2809 0438 383 336 williamchen@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2017: \$2,290,000



4 **=** 3 **=** 2

Rooms: 7

**Property Type**: Townhouse Agent Comments

# Comparable Properties



2/90 Yerrin St BALWYN 3103 (REI/VG)

**—**| 4

3

**2** 

**Price**: \$1,470,000 **Method**: Auction Sale **Date**: 18/02/2017

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

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.

Account - Jellis Craig | P: 98305966





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0438 383 336

williamchen@jelliscraig.com.au

### 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		3/23 Northcote Avenue, Balwyn Vic 3103							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$1,50		0,000		&		\$1,650,000			
Median sale price									
Median price	\$2,290,	100 Hou		ouse	Х	Suburb		burb	Balwyn
Period - From	01/01/2	017	to 31/03/2017		3/2017	5	Source	REIV	,

### Comparable property sales

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.



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