



3 1 1

Rooms:

Property Type: House (Res)

Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

March quarter 2017: \$1,925,000

Comparable Properties

39 Macedon Av BALWYN NORTH 3104 (REI) Agent Comments

- - -

Price: \$1,965,000

Method: Private Sale

Date: 27/03/2017

Rooms: -

Property Type: House (Res)

169 Doncaster Rd BALWYN NORTH 3104 (REI) Agent Comments

- - -

Price:

Method: Auction Sale

Date: 31/03/2017

Rooms: -

Property Type: House (Res)



45 Viewhill Rd BALWYN NORTH 3104 (REI) Agent Comments

3 1 1

Price: \$1,911,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 732 sqm approx

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 137 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

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

Median sale price

Median price \$1,925,000 House X Suburb Balwyn North
 Period - From 01/01/2017 to 31/03/2017 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
39 Macedon Av BALWYN NORTH 3104	\$1,965,000	27/03/2017
169 Doncaster Rd BALWYN NORTH 3104		31/03/2017
45 Viewhill Rd BALWYN NORTH 3104	\$1,911,000	08/04/2017