Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

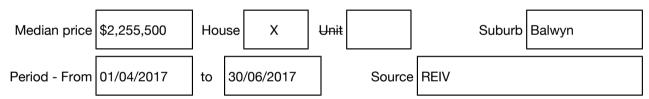
Address 3 Glenluss Street, Balwyn Vic 3103 Including suburb and postcode

Indicative selling price

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

 Range between
 \$2,400,000
 &
 \$2,640,000

Median sale price



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	39 Banool Rd BALWYN 3103	\$2,615,000	01/05/2017
2	62 Balwyn Rd BALWYN 3103	\$2,455,000	15/05/2017
3	3 Chelmsford St BALWYN NORTH 3104	\$2,444,000	17/06/2017

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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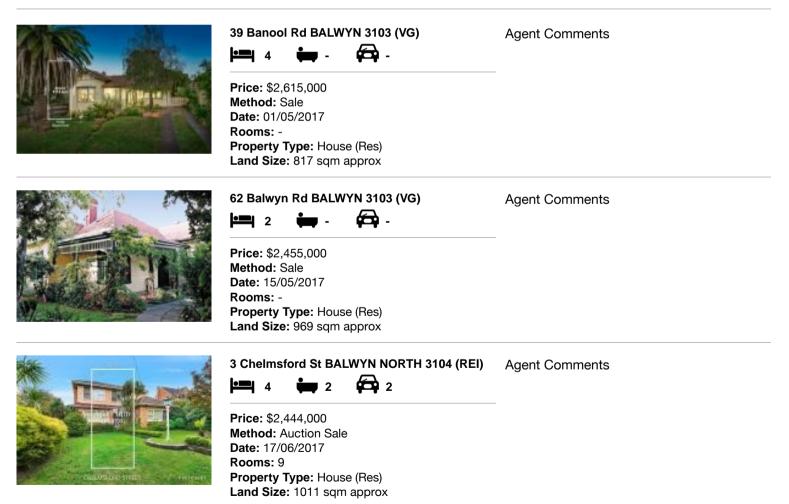




Rooms: Property Type: House (Res) Land Size: 892 sqm approx Agent Comments Sophie Su 8862 4963 0425 270 125 sophie.su@marshallwhite.com.au

> Indicative Selling Price \$2,400,000 - \$2,640,000 Median House Price June quarter 2017: \$2,255,500

Comparable Properties



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