

## 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 Glenluss Street, Balwyn Vic 3103

#### Indicative selling price

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

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

#### Median sale price

Median price \$2,255,500 House X Unit Suburb Balwyn

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### 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.

Sophie Su  
8862 4963  
0425 270 125  
sophie.su@marshallwhite.com.au



 3    1    2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 892 sqm approx  
Agent Comments

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

## Comparable Properties



39 Banool Rd BALWYN 3103 (VG)

Agent Comments

 4    -    -

**Price:** \$2,615,000  
**Method:** Sale  
**Date:** 01/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 817 sqm approx



62 Balwyn Rd BALWYN 3103 (VG)

Agent Comments

 2    -    -

**Price:** \$2,455,000  
**Method:** Sale  
**Date:** 15/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 969 sqm approx



3 Chelmsford St BALWYN NORTH 3104 (REI)

Agent Comments

 4    2    2

**Price:** \$2,444,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 1011 sqm approx