

## 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 11 Kelvinside Street, Balwyn North Vic 3104

#### Indicative selling price

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

Range between \$1,400,000 & \$1,490,000

#### Median sale price

Median price \$1,950,000 House X Unit Suburb Balwyn North

Period - From 01/07/2017 to 30/06/2018 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	4 Gould St BALWYN NORTH 3104	\$1,530,000	23/06/2018
2	25 Hillview Rd BALWYN NORTH 3104	\$1,465,000	14/06/2018
3	83 Cityview Rd BALWYN NORTH 3104	\$1,405,000	19/05/2018

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.



4   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,400,000 - \$1,490,000  
**Median House Price**  
 Year ending June 2018: \$1,950,000

## Comparable Properties



**4 Gould St BALWYN NORTH 3104 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 748 sqm approx

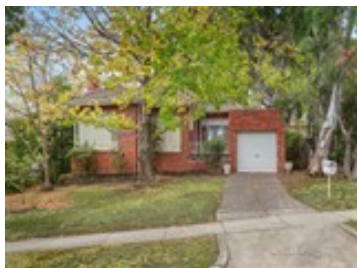


**25 Hillview Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**

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**Price:** \$1,465,000  
**Method:** Private Sale  
**Date:** 14/06/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 657 sqm approx



**83 Cityview Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,405,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 621 sqm approx