

Property offered for sale

Address: 78 Rochester Road Balwyn

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Single price: \$1,650,000

Median sale price

Median price: \$2,335,000 House Suburb: Balwyn
Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

Comparable property sales

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.



28b Yarrbat Av BALWYN

3 2 2

First-class modern living is a light-filled pleasure with this excellent single-level residence that's peacefully secluded in an

Sold by Auction \$1,700,000
Date Sold 17/03/2018
Land 330 SqM



22 Empress Rd SURREY HILLS

4 2

Set amongst an evocative streetscape of period homes, this captivating freestanding Edwardian residence beautifully

Sold by Auction \$1,725,000
Date Sold 24/02/2018
Land 292 SqM



1/55 Yerrin St BALWYN

3

Sold by Private Sale \$1,750,000
Date Sold 26/03/2018