



5 4 2

Rooms: 10
Property Type: House (Res)
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000
Median House Price
June quarter 2017: \$1,856,500

Comparable Properties



31 Bolinda Rd BALWYN NORTH 3104 (REI) Agent Comments

5 4 2

Price: \$2,800,000
Method: Private Sale
Date: 28/07/2017
Rooms: 11
Property Type: House (Res)



112 Belmore Rd BALWYN 3103 (REI/VG) Agent Comments

5 3 2

Price: \$2,770,000
Method: Private Sale
Date: 17/03/2017
Rooms: -
Property Type: House
Land Size: 715 sqm approx



170 Balwyn Rd BALWYN 3103 (REI) Agent Comments

5 4 2

Price: \$2,580,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 697 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	11 Minerva Avenue, Balwyn North Vic 3104
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Indicative selling price

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

Single price \$2,700,000

Median sale price

Median price	\$1,856,500	House	X	Unit		Suburb	Balwyn North
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	31 Bolinda Rd BALWYN NORTH 3104	\$2,800,000	28/07/2017
2	112 Belmore Rd BALWYN 3103	\$2,770,000	17/03/2017
3	170 Balwyn Rd BALWYN 3103	\$2,580,000	19/08/2017

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.~~