



3   1   2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 755 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,820,000 - \$2,002,000  
**Median House Price**  
June quarter 2017: \$1,856,500

## Comparable Properties



**22 Reading Av BALWYN NORTH 3104 (REI/VG)**   **Agent Comments**

4   2   1

**Price:** \$2,082,000  
**Method:** Private Sale  
**Date:** 19/04/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 919 sqm approx



**36 Viewhill Rd BALWYN NORTH 3104 (REI)**   **Agent Comments**

4   1   2

**Price:** \$1,863,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** 6  
**Property Type:** House (Res)



**3 Abbott St BALWYN NORTH 3104 (REI)**   **Agent Comments**

4   2   2

**Price:** \$1,845,000  
**Method:** Private Sale  
**Date:** 21/07/2017  
**Rooms:** 7  
**Property Type:** House (Res)

## 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 16 Frank Street, Balwyn North Vic 3104

#### Indicative selling price

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

Range between \$1,820,000 & \$2,002,000

#### 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	22 Reading Av BALWYN NORTH 3104	\$2,082,000	19/04/2017
2	36 Viewhill Rd BALWYN NORTH 3104	\$1,863,000	24/06/2017
3	3 Abbott St BALWYN NORTH 3104	\$1,845,000	21/07/2017

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.