

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

7 Creswick St, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,850,000

&

\$4,200,000

Median sale price

Median price \$2,400,000

House

X

Unit

Suburb Balwyn

Period - From 01/10/2017

to 30/09/2018

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	20 Austin St BALWYN 3103	\$3,738,000	25/05/2018
2	6 Kalimna St BALWYN 3103	\$3,982,000	14/06/2018
3	166 Gordon St BALWYN 3103	\$4,360,000	01/09/2018

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.



Rooms:

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



20 Austin St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$3,738,000

Method: Private Sale

Date: 25/05/2018

Rooms: 10

Property Type: House

Land Size: 656 sqm approx



6 Kalimna St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$3,982,000

Method: Private Sale

Date: 14/06/2018

Rooms: -

Property Type: House

Land Size: 723 sqm approx



166 Gordon St BALWYN 3103 (REI)

Agent Comments



Price: \$4,360,000

Method: Private Sale

Date: 01/09/2018

Rooms: 11

Property Type: House