

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

10 Kosciusko Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Balwyn North

Period - From 01/07/2019 to 30/09/2019 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	28 Mountain View Rd BALWYN NORTH 3104	\$1,845,000	31/08/2019
2	26 Longview Rd BALWYN NORTH 3104	\$1,790,000	17/09/2019
3	26 Almond St BALWYN NORTH 3104	\$1,725,000	17/08/2019

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.~~

This Statement of Information was prepared on:

02/12/2019 12:24



Rooms: 8

Property Type: House

Land Size: 787 sqm approx

Agent Comments

Comparable Properties



28 Mountain View Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,845,000

Method: Auction Sale

Date: 31/08/2019

Rooms: 6

Property Type: House (Res)

Land Size: 664 sqm approx



26 Longview Rd BALWYN NORTH 3104 (VG)

Agent Comments



Price: \$1,790,000

Method: Sale

Date: 17/09/2019

Property Type: House (Res)

Land Size: 694 sqm approx



26 Almond St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,725,000

Method: Auction Sale

Date: 17/08/2019

Property Type: House (Res)

Land Size: 768 sqm approx