

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 14 Tower Road, Balwyn North, VIC 3104

Indicative selling price

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

Price Range \$2,000,000 & \$2,100,000

Median sale price

Median price \$1,900,000 Property Type House Suburb Balwyn North (3104)

Period - From 02/09/2019 to 02/09/2020 Source Realestate

Comparable property sales

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
59 SUTTON STREET, BALWYN NORTH VIC 3104	\$2,400,000	27/06/2020
81 BUCHANAN AVENUE, BALWYN NORTH VIC 3104	\$1,980,000	28/05/2020
8 MINERVA AVENUE, BALWYN NORTH VIC 3104	\$2,000,100	27/03/2020

This Statement of Information was prepared on: 30/09/2020