



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

43 Cityview Road, Balwyn North, VIC 3104

INDICATIVE SELLING PRICE

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

Range Between \$2,000,000 & \$2,200,000

MEDIAN SALE PRICE

Median price \$1,965,000 | House | Balwyn North (3104)

Period - From 19 February 2018 to 1 March 2018 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
450 BALWYN ROAD, BALWYN NORTH VIC 3104	\$2,266,000	13/07/2017
13 THACKRAY STREET, BALWYN NORTH VIC 3104	\$2,360,000	23/11/2017
130 HILL ROAD, BALWYN NORTH VIC 3104	\$2,350,000	16/09/2017