

Statement of Information

Andrew Mackintosh 9809 2000 0418 540 060 andrew.mackintosh@noeljones.com.au

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

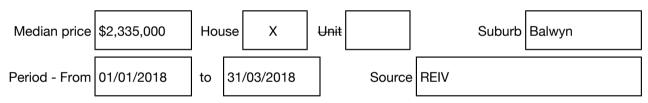
30 Relowe Crescent, Balwyn Vic 3103

Indicative selling price

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

Single price \$2,200,000

Median sale price



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	41 Harrington Av BALWYN NORTH 3104	\$2,235,000	21/03/2018
2	33 Ferdinand Av BALWYN NORTH 3104	\$2,100,000	24/02/2018
3	28 Ellsa St BALWYN NORTH 3104	\$2,060,000	21/02/2018

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.

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 1170 sqm approx Agent Comments Andrew Mackintosh 9809 2000 0418 540 060 andrew.mackintosh@noeljones.com.au

> Indicative Selling Price \$2,200,000 Median House Price March quarter 2018: \$2,335,000

Comparable Properties

41 Harrington Av BALWYN NORTH 3104 (REI)	Agent Comments
Price: \$2,235,000 Method: Private Sale Date: 21/03/2018 Rooms: - Property Type: House (Res) Land Size: 1005 sqm approx	
33 Ferdinand Av BALWYN NORTH 3104 (REI) 3 2 2 2 Price: \$2,100,000 Method: Auction Sale Date: 24/02/2018 Rooms: - Property Type: House (Res) Land Size: 1008 sqm approx	Agent Comments
28 Ellsa St BALWYN NORTH 3104 (REI) 2 2 2 2 Price: \$2,060,000 Method: Sold Before Auction Date: 21/02/2018 Rooms: 7 Property Type: House (Res)	Agent Comments 1024 sqm

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