

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 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

Median price \$2,335,000

House

X

Unit

Suburb Balwyn

Period - From 01/01/2018

to 31/03/2018

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	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.



Rooms:

Property Type: House (Res)

Land Size: 1170 sqm approx

Agent Comments

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) Agent Comments



Price: \$2,100,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 1008 sqm approx



28 Ellsa St BALWYN NORTH 3104 (REI)

Agent Comments



1024 sqm

Price: \$2,060,000

Method: Sold Before Auction

Date: 21/02/2018

Rooms: 7

Property Type: House (Res)