



Rooms: 5

Property Type: Townhouse (Res)

Land Size: 280 sqm approx

Agent Comments

Comparable Properties



16 Sylvan St BALWYN NORTH 3104 (REI/VG)

Agent Comments



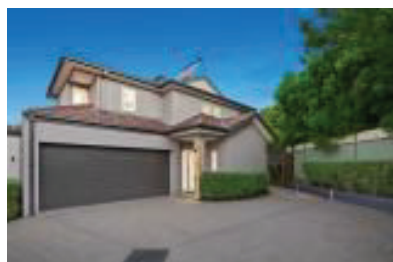
Price: \$1,680,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 8

Property Type: Townhouse (Res)



3/14 Arden Ct KEW EAST 3102 (REI)

Agent Comments



Price: \$1,620,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 7

Property Type: Townhouse (Res)



2a Churchill St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,476,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House

Land Size: 288 sqm approx

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	16 Sylvan St BALWYN NORTH 3104	\$1,680,000	18/03/2017
2	3/14 Arden Ct KEW EAST 3102	\$1,620,000	25/02/2017
3	2a Churchill St KEW 3101	\$1,476,000	18/03/2017

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.~~