

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the *Estate Agents Act 1980***

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

**Property offered for sale**

Address  
Including suburb and  
postcode Unit 105, 45 Banool Road, Balwyn VIC 3103

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$775,000

**Median sale price**

Median price \$592,500 Property type *Apartment* Suburb Balwyn, Victoria 3103

Period - From 01/07/2019 to 01/07/2020 Source [www.realestate.com.au](https://www.realestate.com.au)

**Comparable property sales (\*Delete A or B below as applicable)**

Address of comparable property	Price	Date of sale
1 Apt 8/483 Whitehorse Rd, Balwyn Vic 3103	\$521,000	27/06/2020
2 Apt 243/ 188 Whitehorse Rd, Balwyn 3103	\$550,000	02/06/2020
3 Apt G19/188 Whitehorse Rd, Balwyn VIC 3103	\$565,000	11/05/2020

This Statement of Information was prepared on: 03/07/2020