



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 33 Almond Street, BALWYN NORTH 3104

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$1,700,000 - \$1,850,000

### Median sale price

Median **House** for **BALWYN NORTH** for period **Oct 2017 - Mar 2018**

Sourced from **Pricefinder**.

## \$1,950,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1/55 Yerrin Street,**  
Balwyn 3103

**Price \$1,750,000** Sold 26  
March 2018

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

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Ray White Balwyn

367 Whitehorse Road,  
Balwyn VIC 3103

#### Contact agents



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