

37 Cascade Street, Balwyn North Vic 3104

**Jellis
Craig**

Tom Ryan

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Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

March quarter 2017: \$1,925,000



 4  3  2

Rooms: 9

Property Type: Land

Land Size: 836 approx. sqm

Agent Comments

Comparable Properties



3 Dumblane St BALWYN NORTH 3104 (REI)

Agent Comments

 5  4  2

Price: \$3,410,000

Method: Private Sale

Date: 21/12/2016

Rooms: 10

Property Type: House (Res)

Land Size: 760 sqm



17 Maylands Av BALWYN NORTH 3104
(REI/VG)

Agent Comments

 4  3  2

Price: \$3,220,000

Method: Private Sale

Date: 12/02/2017

Rooms: -

Property Type: House

Land Size: 697 sqm

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 - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

Generated: 15/05/2017 12:18



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.

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
37 Cascade Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$1,925,000 House X Suburb Balwyn North

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

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