

## 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

18/7 KIREEP ROAD BALWYN VIC 3103

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,024,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

1/10-14 CLYDE STREET SURREY HILLS VIC 3127	\$664,000	15-Jun-24
4/52 BARTON STREET SURREY HILLS VIC 3127	\$620,000	21-Mar-24
11/781 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$660,000	08-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 01 September 2024

John Mu  
 M 0433768151  
 E johnmu@jxre.com.au



**1/10-14 CLYDE STREET SURREY HILLS VIC 3127**

 2  1  1

Sold Price

<sup>RS</sup> **\$664,000**

Sold Date

**15-Jun-24**

Distance

**0.32km**



**4/52 BARTON STREET SURREY HILLS VIC 3127**

 2  1  1

Sold Price

**\$620,000**

Sold Date

**21-Mar-24**

Distance

**1.2km**



**11/781 WHITEHORSE ROAD MONT ALBERT VIC 3127**

 2  1  1

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**08-Jul-24**

Distance

**1.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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