

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

2/9 GREY STREET BALWYN VIC 3103

Indicative selling price

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

Single Price

or range
between

\$770,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$998,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Nov 2023

to

31 Oct 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

1/5 GREY STREET BALWYN VIC 3103	\$800,000	31-Aug-24
3/68 AYLMER STREET BALWYN NORTH VIC 3104	\$775,000	15-Oct-24
4/34 YERRIN STREET BALWYN VIC 3103	\$825,000	28-Aug-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.~~

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1/5 GREY STREET BALWYN VIC 3103

2 1 1

Sold Price **\$800,000** Sold Date **31-Aug-24**

Distance **0.04km**



3/68 AYLMER STREET BALWYN NORTH VIC 3104

2 1 1

Sold Price ^{RS} **\$775,000** ^{UN} Sold Date **15-Oct-24**

Distance **0.77km**



4/34 YERRIN STREET BALWYN VIC 3103

2 1 1

Sold Price ^{RS} **\$825,000** ^{UN} Sold Date **28-Aug-24**

Distance **1.86km**

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

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