

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

1/30 Corhampton Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,160,000 Property Type Unit Suburb Balwyn North

Period - From 01/04/2019 to 31/03/2020 Source REIV

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 six 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	2/1 Birtles St BALWYN 3103	\$1,210,000	04/07/2020
2	1/8 Heather St BALWYN NORTH 3104	\$1,306,000	25/05/2020
3	2/25 Windella Av KEW EAST 3102	\$1,333,000	22/02/2020

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 six months.~~

This Statement of Information was prepared on: 08/07/2020 10:51



Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median Unit Price
Year ending March 2020: \$1,160,000

Comparable Properties



2/1 Birtles St BALWYN 3103 (REI)



Agent Comments

Smaller land

Price: \$1,210,000
Method: Auction Sale
Date: 04/07/2020
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 260 sqm approx



1/8 Heather St BALWYN NORTH 3104 (REI)



Agent Comments

Price: \$1,306,000
Method: Private Sale
Date: 25/05/2020
Rooms: 6
Property Type: Unit



2/25 Windella Av KEW EAST 3102 (REI)



Agent Comments

Price: \$1,333,000
Method: Auction Sale
Date: 22/02/2020
Property Type: Unit