

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

105/1072 Burke Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$903,500 Property Type Unit Suburb Balwyn North

Period - From 01/07/2018 to 30/06/2019 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	9/761 High St KEW EAST 3102	\$620,000	29/06/2019
2	10/56 Harp Rd KEW 3101	\$611,000	03/05/2019
3	309/78 Doncaster Rd BALWYN NORTH 3104	\$565,000	30/03/2019

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:

16/09/2019



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



9/761 High St KEW EAST 3102 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Auction Sale

Date: 29/06/2019

Property Type: Apartment



10/56 Harp Rd KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$611,000

Method: Private Sale

Date: 03/05/2019

Property Type: Apartment



309/78 Doncaster Rd BALWYN NORTH 3104 (REI)

Agent Comments

2 2 1

Price: \$565,000

Method: Private Sale

Date: 30/03/2019

Rooms: 5

Property Type: Apartment