

# 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

2/106 Balwyn 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)

Range between \$1,350,000

&

\$1,485,000

### Median sale price

Median price \$1,200,000

Property Type Unit

Suburb Balwyn

Period - From 01/10/2019

to 31/12/2019

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	2/2 Clayton Rd BALWYN 3103	\$1,501,000	24/10/2019
2	1/38 Alpha St BALWYN NORTH 3104	\$1,421,000	16/11/2019
3	3/226 Belmore Rd BALWYN 3103	\$1,372,000	13/01/2020

**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:

21/02/2020 12:43



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,485,000

**Median Unit Price**

December quarter 2019: \$1,200,000

## Comparable Properties



**2/2 Clayton Rd BALWYN 3103 (REI)**

Agent Comments

3 2 1

**Price:** \$1,501,000

**Method:** Sold Before Auction

**Date:** 24/10/2019

**Property Type:** Townhouse (Res)



**1/38 Alpha St BALWYN NORTH 3104 (REI)**

Agent Comments

3 2 2

**Price:** \$1,421,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** Townhouse (Res)

**Land Size:** 341 sqm approx



**3/226 Belmore Rd BALWYN 3103 (REI)**

Agent Comments

3 2 2

**Price:** \$1,372,000

**Method:** Private Sale

**Date:** 13/01/2020

**Property Type:** Townhouse (Single)

**Land Size:** 209 sqm approx