

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

7a Sweyn Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,164,000

Property Type Unit

Suburb Balwyn North

Period - From 01/10/2019

to 30/09/2020

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	140 Belmore Rd BALWYN 3103	\$1,536,000	04/07/2020
2	65 Woodville St BALWYN NORTH 3104	\$1,405,000	09/06/2020
3			

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:

23/11/2020 16:06

7a Sweyn Street, Balwyn North Vic 3104



Charles Shi

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

Year ending September 2020: \$1,164,000



4 2 2

Property Type: House (Res)

Land Size: 338 sqm approx

Agent Comments

Comparable Properties



140 Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments

4 2 2

Price: \$1,536,000

Method: Auction Sale

Date: 04/07/2020

Property Type: House (Res)

Land Size: 333 sqm approx



65 Woodville St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,405,000

Method: Private Sale

Date: 09/06/2020

Rooms: 6

Property Type: House

Land Size: 252 sqm approx

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.

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.