

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

5/4 Parring Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$818,000

House

Unit

X

Suburb

Balwyn

Period - From 01/01/2018

to

31/12/2018

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	2/12 Yarrbat Av BALWYN 3103	\$1,250,000	30/03/2019
2	4/35-37 Victoria Av CANTERBURY 3126	\$1,210,000	30/03/2019
3	2/29 Kitchener St DEEPDENE 3103	\$1,085,000	03/12/2018

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.

5/4 Parring Road, Balwyn Vic 3103

hockingstuart

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3 1 2

Rooms:

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending December 2018: \$818,000

Secluded & private, single level three bedroom villa enjoying large northern rear courtyard with impressive living areas in this boutique group located in the Balwyn High School zone well situated off Whitehorse Road, close to local shopping, eateries, Maranoa Gardens, 109 tram, easy city access Accommodation: entrance hall, living room, dining room leading to northern courtyard, granite kitchen, main bedroom, WIR, two further double bedrooms, BIR's, family bathroom, 2 WC's, lock up garage & second car space. Features: Parquetry floors, RC heating & cooling, ducted central heating.

Comparable Properties



2/12 Yarrbat Av BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: House (Res)



4/35-37 Victoria Av CANTERBURY 3126 (REI)

Agent Comments

3 1 2

Price: \$1,210,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: Unit



2/29 Kitchener St DEEPDENE 3103 (REI)

Agent Comments

3 2 2

Price: \$1,085,000

Method: Private Sale

Date: 03/12/2018

Rooms: 6

Property Type: Unit