

# 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

6 Threadneedle Street, 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 \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,280,000

Property Type House

Suburb Balwyn

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	12 Renown St BALWYN NORTH 3104	\$1,951,000	11/06/2020
2	344 Whitehorse Rd BALWYN 3103	\$1,850,000	20/10/2020
3	84 Yerrin St BALWYN 3103	\$1,801,000	08/07/2020

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:

30/11/2020 15:37



 2 - 3  1.5  2

**Property Type:**

**Land Size:** 739 sqm approx

**Agent Comments**

## Comparable Properties



**12 Renown St BALWYN NORTH 3104 (REI/VG)** **Agent Comments**

 3  1  1

**Price:** \$1,951,000

**Method:** Sold Before Auction

**Date:** 11/06/2020

**Property Type:** House (Res)

**Land Size:** 892 sqm approx



**344 Whitehorse Rd BALWYN 3103 (REI)** **Agent Comments**

 4  1  1

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 20/10/2020

**Property Type:** House

**Land Size:** 751 sqm approx



**84 Yerrin St BALWYN 3103 (REI/VG)** **Agent Comments**

 3  1  2

**Price:** \$1,801,000

**Method:** Sold Before Auction

**Date:** 08/07/2020

**Property Type:** House

**Land Size:** 731 sqm approx