

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

57 Nungerner Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,700,000

&

\$2,750,000

Median sale price

Median price \$2,581,500

Property Type House

Suburb Balwyn

Period - From 01/01/2021

to

31/03/2021

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	1 Edward St KEW 3101	\$3,480,000	01/05/2021
2	3 Irilbarra Rd CANTERBURY 3126	\$3,388,000	09/04/2021
3	127 Gordon St BALWYN 3103	\$2,700,000	01/04/2021

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:

15/05/2021 14:06



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,750,000

Median House Price

March quarter 2021: \$2,581,500

Comparable Properties



1 Edward St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$3,480,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 541 sqm approx



3 Irilbarra Rd CANTERBURY 3126 (REI)

Agent Comments

4 2 2

Price: \$3,388,000

Method: Sold Before Auction

Date: 09/04/2021

Property Type: House (Res)

Land Size: 650 sqm approx



127 Gordon St BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$2,700,000

Method: Auction Sale

Date: 01/04/2021

Property Type: Flat

Land Size: 650 sqm approx