

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

12 Frederick Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,837,500

Property Type House

Suburb Balwyn

Period - From 01/07/2022

to 30/09/2022

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	50 Talbot Av BALWYN 3103	\$2,292,000	29/10/2022
2	2 Kenny St BALWYN NORTH 3104	\$2,148,800	16/10/2022
3	22 Eyre St BALWYN 3103	\$2,118,000	22/10/2022

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:

31/10/2022 16:36



Property Type: House (Previously Occupied - Detached)
Land Size: 627 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 September quarter 2022: \$2,837,500

Comparable Properties



50 Talbot Av BALWYN 3103 (REI)

Agent Comments



Price: \$2,292,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 697 sqm approx



2 Kenny St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,148,800
Method: Sold After Auction
Date: 16/10/2022
Property Type: House (Res)
Land Size: 830 sqm approx



22 Eyre St BALWYN 3103 (REI)

Agent Comments



Price: \$2,118,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 650 sqm approx

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