

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

1/9 Grey Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$917,500

Property Type Unit

Suburb Balwyn

Period - From 01/04/2021

to 31/03/2022

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	1/57 Hartwood St KEW EAST 3102	\$851,000	07/04/2022
2	2/58 Hartwood St KEW EAST 3102	\$800,000	14/05/2022
3	2/5 Hatfield St BALWYN NORTH 3104	\$790,000	07/05/2022

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:

25/05/2022 12:54



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Rooms: 4

Property Type: Unit

Land Size: 171.011 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending March 2022: \$917,500

Comparable Properties



1/57 Hartwood St KEW EAST 3102 (REI)

Agent Comments

 2  1  2

Price: \$851,000

Method: Auction Sale

Date: 07/04/2022

Property Type: Unit



2/58 Hartwood St KEW EAST 3102 (REI)

Agent Comments

 2  1  1

Price: \$800,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Unit



2/5 Hatfield St BALWYN NORTH 3104 (REI)

Agent Comments

 2  1  1

Price: \$790,000

Method: Private Sale

Date: 07/05/2022

Property Type: Unit

Land Size: 123 sqm approx