

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

8/4 KIREEP ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,035,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$858,334

Property type

Unit

Suburb

Balwyn

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

14/4 KIREEP ROAD BALWYN VIC 3103	\$1,050,000	17-Dec-21
6/95 BALWYN ROAD BALWYN VIC 3103	\$1,050,000	04-Dec-21
7/8-12 WEIR STREET BALWYN VIC 3103	\$1,176,400	09-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 22 March 2022



14/4 KIREEP ROAD BALWYN VIC 3103

Sold Price **\$1,050,000** Sold Date **17-Dec-21**

3 2 2

Distance -



6/95 BALWYN ROAD BALWYN VIC 3103

Sold Price Sold Date **04-Dec-21**

3 2 2

Distance **0.79km**



7/8-12 WEIR STREET BALWYN VIC 3103

Sold Price ^{RS} **\$1,176,400** Sold Date **09-Feb-22**

3 2 1

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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