

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

1/4 TIVEY PARADE, BALWYN, VIC 3103

Indicative selling price

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

Price Range \$590,000 to \$649,000

Median sale price

Median price \$908,000

Property type UNIT

Suburb BALWYN

Period - From 01 July 2021

to

30 June 2022

Source Price Finder

Comparable property sales

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
78 DONCASTER RD, BALWYN NORTH, VIC 3104	\$670,000	12/06/2022
5/1096 BURKE RD, BALWYN NORTH, VIC 3104	\$612,799	13/05/2022
78 DONCASTER RD, BALWYN NORTH, VIC 3104	\$670,000	12/06/2022

This Statement of Information was prepared on: 12/08/2022