

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

6/2 Raynes Street, Balwyn VIC 3104

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

\$1,329,000

Median sale priceMedian price

\$1,365,000

Property type

Townhouse

Suburb

Balwyn

Period - From

JAN 21

to

MAR 21

Source

REIV

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
4/5 Caravan Street, Balwyn	\$1,300,000	17/06/2021
3/246 Belmore Road, Balwyn	\$1,350,000	29/03/2021
1/92 Belmore Road, Balwyn	\$1,350,000	16/05/2021

This Statement of Information was prepared on:

25/06/2021

Comparable properties



\$1,300,000

4/5 Caravan Street Balwyn Victoria

DATE: 17/06/2021

PROPERTY TYPE: Townhouse



3



2



2



XXX sqm



\$1,350,000

3/246 Belmore Road, Balwyn Victoria

DATE: 29/03/2021

PROPERTY TYPE: Townhouse



3



2



2



XXX sqm



\$1,350,000

1/92 Belmore Road, Balwyn Victoria

DATE: 16/05/2021

PROPERTY TYPE: Townhouse



3



2



2



XXX sqm

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Average of only
21 days on market



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