

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

1/2 Collins Court, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,250,000 & \$2,300,000

Median sale price

Median price \$2,680,000 Property Type House Suburb Balwyn

Period - From 01/04/2022 to 30/06/2022 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	12A Clifton St BALWYN NORTH 3104	\$2,455,000	18/05/2022
2	2/2 Osburn Av BALWYN NORTH 3104	\$2,296,000	16/04/2022
3			

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: 10/10/2022 12:17



 4  3  2

Property Type: Townhouse
(Single)

Land Size: 283 sqm approx

Agent Comments

Indicative Selling Price

\$2,250,000 - \$2,300,000

Median House Price

June quarter 2022: \$2,680,000

Comparable Properties



12A Clifton St BALWYN NORTH 3104 (REI/VG) **Agent Comments**

 4  3  2

Price: \$2,455,000

Method: Sold Before Auction

Date: 18/05/2022

Property Type: House (Res)

Land Size: 459 sqm approx

2/2 Osburn Av BALWYN NORTH 3104 (REI/VG) **Agent Comments**

 4  4  2

Price: \$2,296,000

Method: Private Sale

Date: 16/04/2022

Property Type: Townhouse (Res)

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.

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