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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,250,000		&		\$2,300,000			
Median sale pr	rice							
Median price	\$2,680,000	Pro	operty Type	Hou	se		Suburb	Balwyn
Period - From	01/04/2022	to	30/06/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



RT Edgar





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



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



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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

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