

# 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

5 Georgian Court, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000

&

\$2,870,000

### Median sale price

Median price \$2,720,000

Property Type House

Suburb Balwyn

Period - From 17/01/2021

to

16/01/2022

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	30 Hardwicke St BALWYN 3103	\$2,880,000	25/08/2021
2	5 Flinders Av CANTERBURY 3126	\$2,780,000	01/12/2021
3	58 Nungerner St BALWYN 3103	\$2,690,000	20/11/2021

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:

17/01/2022 11:44



4 2 2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 703 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,700,000 - \$2,870,000

**Median House Price**

17/01/2021 - 16/01/2022: \$2,720,000

## Comparable Properties



**30 Hardwicke St BALWYN 3103 (REI/VG)**

4 2 1

**Price:** \$2,880,000

**Method:** Auction Sale

**Date:** 25/08/2021

**Property Type:** House (Res)

**Land Size:** 717 sqm approx

Agent Comments

in BHZ but older house



**5 Flinders Av CANTERBURY 3126 (REI)**

3 1 1

**Price:** \$2,780,000

**Method:** Private Sale

**Date:** 01/12/2021

**Property Type:** House

**Land Size:** 709 sqm approx

Agent Comments

smaller house and not as good.



**58 Nungerner St BALWYN 3103 (REI)**

3 1 2

**Price:** \$2,690,000

**Method:** Auction Sale

**Date:** 20/11/2021

**Property Type:** House (Res)

Agent Comments

in BHZ but the house and location are not as good.

**Account** - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017