

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

5/3 Boston Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$1,200,000 Property Type Unit Suburb Balwyn

Period - From 01/10/2019 to 30/09/2020 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.

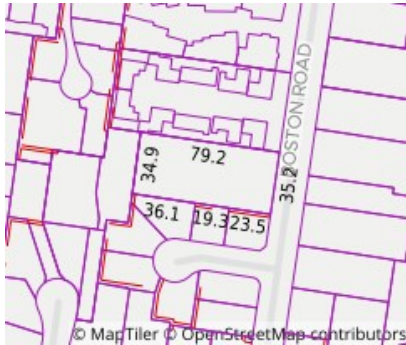
	Address of comparable property	Price	Date of sale
1	3/147 Victoria Rd HAWTHORN EAST 3123	\$666,000	31/10/2020
2	14/31 Barnsbury Rd DEEPDENE 3103	\$660,000	10/08/2020
3	G5/20 Weir St BALWYN 3103	\$630,000	06/10/2020

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:

23/12/2020 10:19



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

Year ending September 2020: \$1,200,000

Comparable Properties



3/147 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$666,000

Method: Auction Sale

Date: 31/10/2020

Property Type: Apartment



14/31 Barnsbury Rd DEEPDENE 3103 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 10/08/2020

Property Type: Apartment



G5/20 Weir St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 06/10/2020

Rooms: 5

Property Type: Apartment