

# 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 24 King Street, 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 \$1,950,000 & \$2,050,000

### Median sale price

Median price \$2,655,000 Property type House Suburb Balwyn

Period - From 01/04/2021 to 30/06/2021 Source REIV

### Comparable property sales

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 Lot 1/22-24 King St BALWYN 3103	\$2,300,000	13/04/2021
2 12 Eyre St BALWYN 3103	\$2,280,000	10/04/2021
3 14 Birdwood St BALWYN 3103	\$2,200,000	22/02/2021

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: 01/09/2021