

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

17 Freeman Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,400,000 & \$3,500,000

Median sale price

Median price \$2,280,000 Property Type House 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	7 Knutsford St BALWYN 3103	\$3,900,000	26/06/2020
2	91 Mont Albert Rd CANTERBURY 3126	\$3,680,000	07/05/2020
3	19 Bennett St DEEPDENE 3103	\$3,100,000	18/07/2020

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:

27/10/2020 10:49

17 Freeman Street, Balwyn Vic 3103



5 4 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$3,400,000 - \$3,500,000

Median House Price

Year ending September 2020: \$2,280,000

Comparable Properties



7 Knutsford St BALWYN 3103 (REI/VG)

Agent Comments

4 3 4

Price: \$3,900,000

Method: Private Sale

Date: 26/06/2020

Property Type: House (Res)

Land Size: 980 sqm approx



91 Mont Albert Rd CANTERBURY 3126 (REI/VG)

Agent Comments

6 4 2

Price: \$3,680,000

Method: Private Sale

Date: 07/05/2020

Rooms: 10

Property Type: House

Land Size: 975 sqm approx



19 Bennett St DEEPPDENE 3103 (REI/VG)

Agent Comments

4 2 2

Price: \$3,100,000

Method: Private Sale

Date: 18/07/2020

Property Type: House

Land Size: 693 sqm approx

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.