## 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 Bruce Street, Balwyn Vic 3103

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,760,000			
Median sale pr	ice							
Median price	\$2,600,000	Pro	operty Type	Hou	se		Suburb	Balwyn
Period - From	01/10/2020	to	30/09/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	1/61 Lansdown St BALWYN NORTH 3104	\$1,680,000	20/11/2021
2	48a Winfield Rd BALWYN NORTH 3104	\$1,670,000	20/11/2021
3	3/21 Kenny St BALWYN NORTH 3104	\$1,645,000	13/11/2021

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:

26/11/2021 15:54



24 Bruce Street, Balwyn Vic 3103

## woodards 🚾





Property Type: Land Size: 362 approx sqm approx Agent Comments Greg Bowring 9805 1111 0400 641 580 gbowring@woodards.com.au

Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price Year ending September 2021: \$2,600,000

# **Comparable Properties**



1/61 Lansdown St BALWYN NORTH 3104 (REI) Agent Comments



Price: \$1,680,000 Method: Auction Sale Date: 20/11/2021 Property Type: House (Res) Land Size: 345 sqm approx



48a Winfield Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,670,000 Method: Auction Sale Date: 20/11/2021 Property Type: House (Res) Land Size: 613 sqm approx



3/21 Kenny St BALWYN NORTH 3104 (REI)



Agent Comments

Price: \$1,645,000 Method: Auction Sale Date: 13/11/2021 Property Type: Townhouse (Res) Land Size: 213 sqm approx

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



propertydata

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