

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 consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,600,000

Property Type House

Suburb Balwyn

Period - From 01/10/2020

to 30/09/2021

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	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

Greg Bowring

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Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

Year ending September 2021: \$2,600,000



Property Type:

Land Size: 362 approx sqm approx

Agent Comments

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

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