

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

4/14 Parring Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$900,000

Property Type Unit

Suburb Balwyn

Period - From 04/01/2020

to

03/01/2021

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.

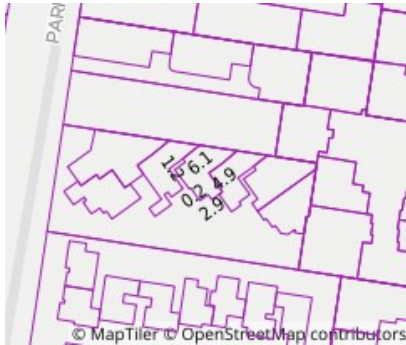
	Address of comparable property	Price	Date of sale
1	2/14 Wattle Valley Rd CANTERBURY 3126	\$850,000	12/11/2020
2	6/3-5 Louise Av MONT ALBERT 3127	\$804,000	17/10/2020
3	3/9 Middlesex Rd SURREY HILLS 3127	\$803,500	28/11/2020

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:

04/01/2021 15:14

**Property Type:** Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

04/01/2020 - 03/01/2021: \$900,000

Comparable Properties

**2/14 Wattle Valley Rd CANTERBURY 3126 (REI/VG)**

Agent Comments

**Price:** \$850,000**Method:** Private Sale**Date:** 12/11/2020**Property Type:** Villa**Land Size:** 95 sqm approx**6/3-5 Louise Av MONT ALBERT 3127 (REI/VG)**

Agent Comments

**Price:** \$804,000**Method:** Auction Sale**Date:** 17/10/2020**Property Type:** Unit**3/9 Middlesex Rd SURREY HILLS 3127 (REI)**

Agent Comments

**Price:** \$803,500**Method:** Auction Sale**Date:** 28/11/2020**Property Type:** Apartment