Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/67 Gordon Street, Balwyn Vic 3103
Including suburb and	1/67 Gordon Street, Balwyn Vic 3103
postcode	

Indicative selling price

Property offered for sale

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Range between \$1,200,000	&	\$1,280,000
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Median sale price

Median price	\$887,500	Pro	perty Type Ur	nit		Suburb	Balwyn
Period - From	01/10/2021	to	31/12/2021	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/10 Boorool Rd KEW EAST 3102	\$1,235,000	19/12/2021
2			
3			

OR

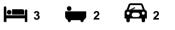
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/03/2022 09:18









Property Type: Unit Agent Comments

Indicative Selling Price \$1,200,000 - \$1,280,000 Median Unit Price December quarter 2021: \$887,500

Comparable Properties



2/10 Boorool Rd KEW EAST 3102 (REI/VG)

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Price: \$1,235,000 Method: Private Sale Date: 19/12/2021 Property Type: Unit **Agent Comments**

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.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



