

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

1/66 Metung Street, Balwyn Vic 3103

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$818,000

House

Unit

X

Suburb

Balwyn

Period - From 01/04/2018

to

30/06/2018

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	29 Kalimna St BALWYN 3103	\$1,163,000	12/05/2018
2	2/5 Terry St DEEPDENE 3103	\$1,000,000	04/08/2018
3	2/26 Maud St BALWYN NORTH 3104	\$875,000	17/03/2018

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.



2 1

Rooms:

Property Type: Unit

Land Size: 225.969 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000

Median Unit Price

June quarter 2018: \$818,000

Comparable Properties



29 Kalimna St BALWYN 3103 (REI)

Agent Comments

2 1 2

Price: \$1,163,000

Method: Auction Sale

Date: 12/05/2018

Rooms: 4

Property Type: Villa

Land Size: 274 sqm approx



2/5 Terry St DEEPDENE 3103 (REI)

Agent Comments

2 1 2

Price: \$1,000,000

Method: Auction Sale

Date: 04/08/2018

Rooms: 4

Property Type: Unit



2/26 Maud St BALWYN NORTH 3104 (REI)

Agent Comments

2 1 1

Price: \$875,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 4

Property Type: Villa