# hockingstuart

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#### 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

2/19 Kireep Road, Balwyn Vic 3103

#### Indicative selling price

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

Single price \$520,000

#### Median sale price



#### 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	13/3-5 Kireep Rd BALWYN 3103	\$543,000	28/05/2019
2	328/188 Whitehorse Rd BALWYN 3103	\$527,000	20/06/2019
3	513/188 Whitehorse Rd BALWYN 3103	\$520,000	04/02/2019

#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: 4 Property Type: Apartment Agent Comments Karen Gornalle 03 9830 7000 0418 330 808 kgornalle@hockingstuart.com.au

Indicative Selling Price \$520,000 Median Unit Price Year ending March 2019: \$795,000

A picture perfect location, parklands at the end of the street, just minutes walk to Balwyn shopping, eateries, 109 tram to the city, Box Hill and in the coveted Balwyn High School zone. Secure first floor solid brick apartment, larger rooms, higher ceilings in this prime location offers spacious north facing living room/dining room opening to balcony, well fitted kitchen, two double bedrooms with built in robes, bathroom with laundry facilities, carport. Features reverse cycle air conditioning and gas space heater. Suitable downsizer, first home buyer, investor.

### **Comparable Properties**



13/3-5 Kireep Rd BALWYN 3103 (REI)



Agent Comments



Method: Private Sale Date: 28/05/2019 Rooms: 3 Property Type: Apartment

Price: \$543.000

328/188 Whitehorse Rd BALWYN 3103 (REI) Agent Comments



Price: \$527,000 Method: Private Sale Date: 20/06/2019 Rooms: -Property Type: Apartment



513/188 Whitehorse Rd BALWYN 3103 (REI) Agent Comments



Price: \$520,000 Method: Private Sale Date: 04/02/2019 Rooms: -Property Type: Apartment

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