

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$520,000

#### Median sale price

Median price \$795,000

House

Unit

X

Suburb Balwyn

Period - From 01/04/2018

to 31/03/2019

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	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.



2   
 1   
 1

**Rooms:** 4**Property Type:** Apartment

Agent Comments

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

2   
 1   
 1

**Price:** \$543,000**Method:** Private Sale**Date:** 28/05/2019**Rooms:** 3**Property Type:** Apartment**328/188 Whitehorse Rd BALWYN 3103 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$527,000**Method:** Private Sale**Date:** 20/06/2019**Rooms:** -**Property Type:** Apartment**513/188 Whitehorse Rd BALWYN 3103 (REI)**

Agent Comments

2   
 2   
 1

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