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

28 Grosvenor Parade, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$2,462,500	Pro	Property Type Hous		se		Suburb	Balwyn
Period - From	01/07/2020	to	30/06/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	8 Conway Cr BALWYN 3103	\$2,280,000	20/06/2021
2	12 Eyre St BALWYN 3103	\$2,280,000	10/04/2021
3	57 Talbot Av BALWYN 3103	\$2,250,000	20/02/2021

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.

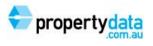
This Statement of Information was prepared on:

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