

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

2/3 RAYNES STREET BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,380,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

2/3 JURANG STREET BALWYN VIC 3103	\$1,416,000	16-Nov-24
1/39 POWER STREET BALWYN VIC 3103	\$1,437,000	24-Oct-24

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 6 months.

This Statement of Information was prepared on: 28 January 2025



2/3 JURANG STREET BALWYN VIC 3103 Sold Price **\$1,416,000** Sold Date **16-Nov-24**

 3  2  2

Distance **0.79km**



1/39 POWER STREET BALWYN VIC 3103 Sold Price **\$1,437,000** Sold Date **24-Oct-24**

 3  2  -

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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