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

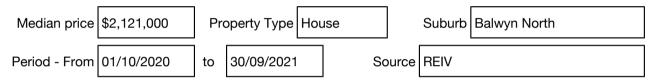
13 Rumpf Avenue, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price see	consumer.	.vic.gov.au/	underquoting
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Single price \$1,795,000

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.

Add	dress of comparable property	Price	Date of sale
1	1/40 Relowe Cr BALWYN 3103	\$1,875,000	12/10/2021
2	2/367 Balwyn Rd BALWYN NORTH 3104	\$1,788,800	26/09/2021
3	1/61 Lansdown St BALWYN NORTH 3104	\$1,680,000	20/11/2021

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:

02/12/2021 09:31









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,795,000 Median House Price Year ending September 2021: \$2,121,000

Comparable Properties



1/40 Relowe Cr BALWYN 3103 (REI)

Price: \$1,875,000 Method: Sold Before Auction Date: 12/10/2021 Property Type: House (Res) Land Size: 527 sqm approx Agent Comments

Agent Comments



2/367 Balwyn Rd BALWYN NORTH 3104 (REI/VG) 4 4 3 2

Price: \$1,788,800 Method: Sold Before Auction Date: 26/09/2021 Property Type: Townhouse (Res)



1/61 Lansdown St BALWYN NORTH 3104 (REI) Agent Comments



Price: \$1,680,000 Method: Auction Sale Date: 20/11/2021 Property Type: House (Res) Land Size: 345 sqm approx

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propertydata

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