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

2/86a Balwyn Road, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	n \$900,000		&		\$990,000			
Median sale pi	rice							
Median price	\$887,500	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	01/10/2021	to	31/12/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	3/1 Clapham St BALWYN 3103	\$917,500	18/12/2021
2	301/117 Croydon Rd SURREY HILLS 3127	\$900,000	08/12/2021
3	3/340 Canterbury Rd SURREY HILLS 3127	\$838,500	20/01/2022

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:

09/02/2022 13:33









Rooms: 4 Property Type: Unit Land Size: 202 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median Unit Price December quarter 2021: \$887,500

Comparable Properties



3/1 Clapham St BALWYN 3103 (REI)



Price: \$917,500 Method: Auction Sale Date: 18/12/2021 Property Type: Unit Agent Comments

Agent Comments

301/117 Croydon Rd SURREY HILLS 3127 (VG) Agent Comments



Price: \$900,000 Method: Sale Date: 08/12/2021 Property Type: Strata Unit/Flat



3/340 Canterbury Rd SURREY HILLS 3127 (REI)



Price: \$838,500 Method: Private Sale Date: 20/01/2022 Property Type: Apartment

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



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