

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

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$887,500

Property Type Unit

Suburb Balwyn

Period - From 01/10/2021

to 31/12/2021

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	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



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**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)**

**Agent Comments**

 2  2  2

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

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

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



**3/340 Canterbury Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

 2  1  1

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

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