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

1/55 Bulleen Road, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $950,000 | & | $1,045,000

Median sale price

| Median price | $1,915,500 | Property Type | House | Suburb | Balwyn North |

| Period - From | 01/04/2020 | to | 31/03/2021 | 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	3/1216 Old Burke Rd KEW EAST 3102	$1,055,108	10/12/2020
2	2/23 Hatfield St BALWYN NORTH 3104	$1,050,000	23/11/2020
3	2/31 Belmore Rd BALWYN NORTH 3104	$1,015,000	19/03/2021

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: | 28/04/2021 14:20

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Rooms: 5
Property Type: House (Res)
Land Size: 386 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
Year ending March 2021: $1,915,500

Comparable Properties

3/1216 Old Burke Rd KEW EAST 3102 (REI)

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Price: $1,055,108
Method: Sold Before Auction
Date: 10/12/2020
Property Type: Unit

Agent Comments

2/23 Hatfield St BALWYN NORTH 3104 (REI/VG)

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Price: $1,050,000
Method: Sold Before Auction
Date: 23/11/2020
Property Type: Unit

Agent Comments

2/31 Belmore Rd BALWYN NORTH 3104 (REI)

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Price: $1,015,000
Method: Sold Before Auction
Date: 19/03/2021
Property Type: House (Res)

Agent Comments

Account - Philip Webb