

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

1/15 Jurang Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$827,500

Property Type Unit

Suburb Balwyn

Period - From 01/01/2021

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	2/2 Wells St SURREY HILLS 3127	\$1,485,000	10/12/2020
2	6a Clapham St BALWYN 3103	\$1,455,000	13/11/2020
3	1/31 Northcote Av BALWYN 3103	\$1,360,000	10/12/2020

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:

03/05/2021 12:27



3 2 2

Property Type: Unit
Land Size: 349 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median Unit Price
March quarter 2021: \$827,500

Comparable Properties



2/2 Wells St SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 1

Price: \$1,485,000
Method: Auction Sale
Date: 10/12/2020
Property Type: Townhouse (Res)



6a Clapham St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,455,000
Method: Private Sale
Date: 13/11/2020
Property Type: House
Land Size: 449 sqm approx



1/31 Northcote Av BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,360,000
Method: Private Sale
Date: 10/12/2020
Property Type: House