

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

4/113 Balwyn Road, Balwyn Vic 3103

Indicative selling price

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

Range between

\$745,000

&

\$819,500

Median sale price

Median price

\$860,000

House

Unit

X

Suburb

Balwyn

Period - From

01/07/2018

to

30/06/2019

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	4/3 King St BALWYN 3103	\$810,000	08/07/2019
2	1/22 Bruce St BALWYN 3103	\$781,000	22/06/2019
3	4/9 Vauxhall Rd BALWYN 3103	\$720,000	23/03/2019

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.



2
 1
 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$745,000 - \$819,500
Median Unit Price
 Year ending June 2019: \$860,000

Comparable Properties



4/3 King St BALWYN 3103 (REI)

Agent Comments

3
 1
 1

Price: \$810,000
Method: Private Sale
Date: 08/07/2019
Rooms: -
Property Type: Villa



1/22 Bruce St BALWYN 3103 (REI)

Agent Comments

2
 1
 1

Price: \$781,000
Method: Auction Sale
Date: 22/06/2019
Rooms: -
Property Type: Unit
Land Size: 224 sqm approx



4/9 Vauxhall Rd BALWYN 3103 (REI)

Agent Comments

2
 1
 1

Price: \$720,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: Unit