

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

6 / 16 Brenbeal Street 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$

or range between

\$920,000

\$980,000

Median sale price

Median price

\$1,475,000

Property type

townhouse

Suburb

Balwyn 3103

Period - From

01 Nov
2023

to

31 Oct 2024

Source

REA

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
5/4-10 Terry Street Deepdene, Vic 3103	\$1,176,000	08/05/2024
2/2 Erne Street, Balwyn, Vic 3103	\$1,105,000	04/05/2024
12/30 Barnsbury Road Deepdene Vic 3103	\$1,077,000	29/06/2024

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:

27/11/2024 15:50