### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Connell Court, Balwyn Vic 3103

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$3,900,000		&		\$4,290,000				
Median sale p	rice								
Median price	\$2,300,000	Pro	operty Type	Hous	se		Suburb	Balwyn	
Period - From	01/10/2020	to	31/12/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Neath St SURREY HILLS 3127	\$4,005,000	28/11/2020
2	474 Whitehorse Rd SURREY HILLS 3127	\$3,900,000	18/12/2020
3			

OR

**B**<sup>\*</sup> 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:

08/02/2021 13:56



# RT Edgar





**Property Type:** House Land Size: 785 sqm approx Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$3,900,000 - \$4,290,000 Median House Price December quarter 2020: \$2,300,000

## **Comparable Properties**



7 Neath St SURREY HILLS 3127 (REI/VG)



Price: \$4,005,000 Method: Auction Sale Date: 28/11/2020 Property Type: House (Res) Land Size: 780 sqm approx Agent Comments



474 Whitehorse Rd SURREY HILLS 3127 (REI) Agent Comments



Price: \$3,900,000 Method: Private Sale Date: 18/12/2020 Property Type: House

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.