

# 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

31 Austin Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$1,288,000

Property Type Unit

Suburb Balwyn

Period - From 01/07/2020

to 30/09/2020

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	2/10 Corhampton Rd BALWYN NORTH 3104	\$1,550,000	09/06/2020
2	1/30 Corhampton Rd BALWYN NORTH 3104	\$1,500,000	03/08/2020
3	1/543 Whitehorse Rd SURREY HILLS 3127	\$1,500,000	04/06/2020

**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:

14/11/2020 23:48



3   
 2   
 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median Unit Price**

September quarter 2020: \$1,288,000

## Comparable Properties



**2/10 Corhampton Rd BALWYN NORTH 3104 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 09/06/2020

**Property Type:** Townhouse (Single)



**1/30 Corhampton Rd BALWYN NORTH 3104 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 03/08/2020

**Rooms:** 6

**Property Type:** Townhouse (Single)

**Land Size:** 402 sqm approx

**1/543 Whitehorse Rd SURREY HILLS 3127 (VG)**

Agent Comments

3   
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**Price:** \$1,500,000

**Method:** Sale

**Date:** 04/06/2020

**Property Type:** Flat/Unit/Apartment (Res)