### 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

7 Kerry Parade, Balwyn Vic 3103

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,300,000		&		\$2,530,000			
Median sale p	rice							
Median price	\$2,655,000	Pro	operty Type	Hou	ISE		Suburb	Balwyn
Period - From	01/04/2021	to	30/06/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	17 Jersey St BALWYN 3103	\$2,930,000	06/09/2021
2	264 Union Rd BALWYN 3103	\$2,650,000	31/08/2021
3	21 Kenilworth St BALWYN 3103	\$2,300,000	20/08/2021

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:

30/09/2021 19:27



7 Kerry Parade, Balwyn Vic 3103

# **RT Edgar**





Rooms: 7 Property Type: House (Res) Land Size: 872 sqm approx Agent Comments

Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

**Indicative Selling Price** \$2,300,000 - \$2,530,000 **Median House Price** June quarter 2021: \$2,655,000

## **Comparable Properties**





21 Kenilworth St BALWYN 3103 (REI)



Agent Comments

Price: \$2,300,000 Method: Auction Sale Date: 20/08/2021 Property Type: House (Res) Land Size: 724 sqm approx

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



propertydata

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