

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 consumer.vic.gov.au/underquoting

Range between \$2,300,000

&

\$2,530,000

Median sale price

Median price \$2,655,000

Property Type House

Suburb Balwyn

Period - From 01/04/2021

to

30/06/2021

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	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



 4  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 872 sqm approx

Agent Comments

Comparable Properties



17 Jersey St BALWYN 3103 (REI)

Agent Comments

 3  1  4

Price: \$2,930,000

Method: Private Sale

Date: 06/09/2021

Property Type: House

Land Size: 936 sqm approx



264 Union Rd BALWYN 3103 (REI)

Agent Comments

 5  2  3

Price: \$2,650,000

Method: Private Sale

Date: 31/08/2021

Property Type: House



21 Kenilworth St BALWYN 3103 (REI)

Agent Comments

 4  2  2

Price: \$2,300,000

Method: Auction Sale

Date: 20/08/2021

Property Type: House (Res)

Land Size: 724 sqm approx