

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

2 Delfi Court, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,920,000

&

\$2,112,000

Median sale price

Median price \$2,255,000

Property Type House

Suburb Balwyn

Period - From 09/11/2018

to

08/11/2019

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	310 Belmore Rd BALWYN 3103	\$2,000,000	18/10/2019
2	222 Union Rd SURREY HILLS 3127	\$1,950,000	22/06/2019
3	211 Balwyn Rd BALWYN NORTH 3104	\$1,920,000	28/08/2019

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:

09/11/2019 10:21



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Property Type: House

Land Size: 666.617 sqm approx

Agent Comments

Indicative Selling Price

\$1,920,000 - \$2,112,000

Median House Price

09/11/2018 - 08/11/2019: \$2,255,000

Comparable Properties



310 Belmore Rd BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$2,000,000

Method: Sold Before Auction

Date: 18/10/2019

Property Type: House (Res)

Land Size: 845 sqm approx



222 Union Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

5 3 -

Price: \$1,950,000

Method: Auction Sale

Date: 22/06/2019

Rooms: 9

Property Type: House (Res)

Land Size: 706 sqm approx



211 Balwyn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$1,920,000

Method: Sold Before Auction

Date: 28/08/2019

Rooms: 7

Property Type: House (Res)

Land Size: 650 sqm approx