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

4-5 Rogerson Court, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$2,750,000		&		\$3,025,000			
Median sale price								
Median price	\$2,865,000	Pro	Property Type H		House		Suburb	Balwyn
Period - From	01/07/2021	to	30/09/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	20 Reid St BALWYN 3103	\$4,950,000	05/10/2021
2	35 Winmalee Rd BALWYN 3103	\$2,850,000	17/08/2021
3	5 Clapham St BALWYN 3103	\$2,750,000	16/09/2021

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:

17/10/2021 06:55



RT Edgar





Property Type: House (Res) Land Size: 959 sqm approx Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$2,750,000 - \$3,025,000 Median House Price September quarter 2021: \$2,865,000

Comparable Properties

20 Reid St BALWYN 3103 (REI) 4 2 2 2 Price: \$4,950,000 Method: Sold Before Auction Date: 05/10/2021 Property Type: House (Res) Land Size: 1040 sqm approx	Agent Comments
35 Winmalee Rd BALWYN 3103 (REI) 4 2 2 2 Price: \$2,850,000 Method: Auction Sale Date: 17/08/2021 Property Type: House (Res) Land Size: 771 sqm approx	Agent Comments
5 Clapham St BALWYN 3103 (REI) 4 2 2 2 Price: \$2,750,000 Method: Auction Sale Date: 16/09/2021 Property Type: House (Res) Land Size: 1012 sqm approx	Agent Comments

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





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