

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

11 Threadneedle Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,930,000 Property Type House 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	9a Hotham St MONT ALBERT 3127	\$2,610,000	08/12/2020
2	27 Talbot Av BALWYN 3103	\$2,550,000	18/08/2020
3	774 Whitehorse Rd MONT ALBERT 3127	\$2,400,000	05/12/2020



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:

07/01/2021 16:10



   double
lock
up
garage
3 2

Rooms: home office/ bedroom 4

Property Type: House (Res)

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



9a Hotham St MONT ALBERT 3127 (REI)

Agent Comments

 4  2  3

Price: \$2,610,000

Method: Private Sale

Date: 08/12/2020

Property Type: House



27 Talbot Av BALWYN 3103 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,550,000

Method: Private Sale

Date: 18/08/2020

Property Type: House

Land Size: 797 sqm approx



774 Whitehorse Rd MONT ALBERT 3127 (REI) Agent Comments

 3  1  1

Price: \$2,400,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 786 sqm approx