

# 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

28 Porter Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,305,000 Property Type House Suburb Balwyn

Period - From 01/04/2020 to 31/03/2021 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	12 Carrigal St BALWYN 3103	\$2,200,000	15/12/2020
2	7 Tower Rd BALWYN NORTH 3104	\$2,160,000	16/12/2020
3	32 Corby St BALWYN NORTH 3104	\$2,000,000	26/04/2021

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:

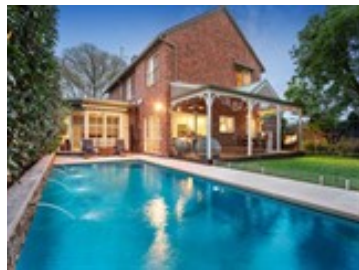
13/05/2021 12:05



**Rooms:** 8  
**Property Type:** House  
**Land Size:** 658 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
Year ending March 2021: \$2,305,000

## Comparable Properties



**12 Carrigal St BALWYN 3103 (REI)**

**Agent Comments**



**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 15/12/2020  
**Property Type:** House  
**Land Size:** 714 sqm approx



**7 Tower Rd BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$2,160,000  
**Method:** Auction Sale  
**Date:** 16/12/2020  
**Property Type:** House (Res)  
**Land Size:** 698 sqm approx



**32 Corby St BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$2,000,000  
**Method:** Sold Before Auction  
**Date:** 26/04/2021  
**Property Type:** House (Res)