# 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 | cons | sumer.vic.go | v.au | /underquot  | ting |        |        |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|--------|
| Range betwee    | \$2,000,000       |      | &            |      | \$2,200,000 |      |        |        |
| Median sale p   | rice              |      |              |      |             |      |        |        |
| Median price    | \$2,305,000       | Pro  | operty Type  | Hou  | se          |      | Suburb | Balwyn |
| Period - From   | 01/04/2020        | to   | 31/03/2021   |      | 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   | 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



28 Porter Road, Balwyn Vic 3103



Jerry Lin



Rooms: 8 Property Type: House Land Size: 658 sqm approx Agent Comments 9830 1644 0416 062 668 jerry.lin@noeljones.com.au

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)

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

Agent Comments



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

3



32 Corby St BALWYN NORTH 3104 (REI)

7 Tower Rd BALWYN NORTH 3104 (REI/VG)



Agent Comments

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

### Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.