

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

11/3 Boston Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$630,000

&

\$693,000

Median sale price

Median price \$795,000

House

Unit

X

Suburb

Balwyn

Period - From 01/04/2018

to

31/03/2019

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	9/37 Chatham Rd CANTERBURY 3126	\$700,000	01/03/2019
2	3/12 Essex Rd SURREY HILLS 3127	\$650,000	30/05/2019
3	1/3 Boston Rd BALWYN 3103		22/03/2019

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.



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$630,000 - \$693,000
Median Unit Price
Year ending March 2019: \$795,000

Comparable Properties



9/37 Chatham Rd CANTERBURY 3126 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 01/03/2019
Rooms: -
Property Type: Unit

3/12 Essex Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Sold Before Auction
Date: 30/05/2019
Rooms: 4
Property Type: Unit



1/3 Boston Rd BALWYN 3103 (REI)

Agent Comments

2 1 1

Price:
Method: Private Sale
Date: 22/03/2019
Rooms: 4
Property Type: Apartment