

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

3/2 Raynes Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$895,000

Property Type Unit

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	7/2a Brenbeal St BALWYN 3103	\$625,000	23/04/2021
2	1/29 Weir St BALWYN 3103	\$605,000	27/02/2021
3	2/3-5 Kireep Rd BALWYN 3103	\$632,500	21/02/2021

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:

27/05/2021 15:09

3/2 Raynes Street, Balwyn Vic 3103



Matthew Scafidi

9908 5700

0433 795 006

matthewscafidi@jellisicraig.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2021: \$895,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



7/2a Brenbeal St BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Sold Before Auction

Date: 23/04/2021

Property Type: Apartment



1/29 Weir St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000

Method: Private Sale

Date: 27/02/2021

Property Type: Apartment



2/3-5 Kireep Rd BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$632,500

Method: Auction Sale

Date: 21/02/2021

Property Type: Unit

Account - Jellis Craig | P: 03 9908 5700



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.