## 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$895,000	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	01/04/2020	to	31/03/2021		So	ource	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.

Add	dress 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.

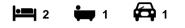
This Statement of Information was prepared on:

27/05/2021 15:09









**Property Type:** Unit Agent Comments

Matthew Scafidi 9908 5700 0433 795 006 matthewscafidi@jelliscraig.com.au

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending March 2021: \$895,000

# **Comparable Properties**



7/2a Brenbeal St BALWYN 3103 (REI)



Price: \$625,000 Method: Sold Before Auction Date: 23/04/2021 Property Type: Apartment Agent Comments



Price: \$605,000 Method: Private Sale Date: 27/02/2021

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Property Type: Apartment

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

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



Agent Comments

Agent Comments

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.