

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

7 Knutsford Street, Balwyn Vic 3103

Indicative selling price

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

Single price

\$4,300,000

Median sale price

Median price

\$2,329,000

Property Type

House

Suburb

Balwyn

Period - From

01/04/2019

to

31/03/2020

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 | 81 Mont Albert Rd CANTERBURY 3126 | \$4,500,000 | 16/12/2019 |
| 2 | 40 The Ridge CANTERBURY 3126 | \$4,200,000 | 25/03/2020 |
| 3 | 18 Royal Cr CAMBERWELL 3124 | \$4,100,000 | 08/05/2020 |

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:

18/05/2020 10:19



4 3 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$4,300,000

Median House Price

Year ending March 2020: \$2,329,000

Comparable Properties



81 Mont Albert Rd CANTERBURY 3126 (VG)

Agent Comments

6 - -

Price: \$4,500,000

Method: Sale

Date: 16/12/2019

Property Type: House (Previously Occupied - Detached)

Land Size: 563 sqm approx



40 The Ridge CANTERBURY 3126 (REI)

Agent Comments

3 2 2

Price: \$4,200,000

Method: Auction Sale

Date: 25/03/2020

Property Type: House (Res)

Land Size: 957 sqm approx



18 Royal Cr CAMBERWELL 3124 (REI)

Agent Comments

4 2 4

Price: \$4,100,000

Method: Private Sale

Date: 08/05/2020

Property Type: House

Land Size: 1024 sqm approx