

# 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

307 Union Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000

&

\$2,800,000

### Median sale price

Median price \$2,720,000

Property Type House

Suburb Balwyn

Period - From 01/01/2021

to 31/12/2021

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	6 Blenheim Av MONT ALBERT 3127	\$2,801,000	20/11/2021
2	248 Balwyn Rd BALWYN NORTH 3104	\$2,750,000	28/02/2022
3	7 Gordon St MONT ALBERT 3127	\$2,750,000	01/10/2021

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:

22/03/2022 10:06



5 4 2

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 514 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,600,000 - \$2,800,000  
**Median House Price**  
Year ending December 2021: \$2,720,000

## Comparable Properties



**6 Blenheim Av MONT ALBERT 3127 (REI/VG)** **Agent Comments**

5 2 2

**Price:** \$2,801,000  
**Method:** Auction Sale  
**Date:** 20/11/2021  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx



**248 Balwyn Rd BALWYN NORTH 3104 (REI)** **Agent Comments**

5 3 2

**Price:** \$2,750,000  
**Method:** Sold Before Auction  
**Date:** 28/02/2022  
**Property Type:** House (Res)  
**Land Size:** 1014 sqm approx



**7 Gordon St MONT ALBERT 3127 (VG)** **Agent Comments**

4 - -

**Price:** \$2,750,000  
**Method:** Sale  
**Date:** 01/10/2021  
**Property Type:** House (Res)

**Account** - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017