Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 307 Union Road, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,600,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$2,720,000	Pro	Property Type Hous		se		Suburb	Balwyn
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ad	dress 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









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



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

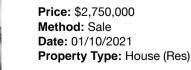




Price: \$2,750,000 Method: Sold Before Auction Date: 28/02/2022 Property Type: House (Res) Land Size: 1014 sqm approx

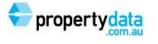
7 Gordon St MONT ALBERT 3127 (VG)

Agent Comments



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





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