

# 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

29a Norbert Street, 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 \$1,450,000

&

\$1,550,000

### 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	1/124 Rochester Rd BALWYN 3103	\$1,750,000	07/05/2021
2	2/47 Weir St BALWYN 3103	\$1,552,000	24/04/2021
3	2/14 Yerrin St BALWYN 3103	\$1,670,000	17/04/2021

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:

11/06/2021 15:18



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median Unit Price**

Year ending March 2021: \$895,000

## Comparable Properties



**1/124 Rochester Rd BALWYN 3103 (REI)**

Agent Comments

3 2 2

**Price:** \$1,750,000

**Method:** Sold Before Auction

**Date:** 07/05/2021

**Property Type:** Townhouse (Res)

**Land Size:** 272 sqm approx



**2/47 Weir St BALWYN 3103 (REI)**

Agent Comments

3 2 2

**Price:** \$1,552,000

**Method:** Auction Sale

**Date:** 24/04/2021

**Property Type:** Townhouse (Res)



**2/14 Yerrin St BALWYN 3103 (REI)**

Agent Comments

3 2 2

**Price:** \$1,670,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 364 sqm approx