

Property offered for sale 4/3-5 Kireep Road, BALWYN

Indicative selling price

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

Range \$480,000 - \$528,000





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# Ross-Hunt real estate











## 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	4/3-5 Kireep Road, Balwyn Vic 3103
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$480,000	&	\$528,000
		1	

#### Median sale price

Median price	\$890,000	Pro	perty Type	Unit		Suburb	Balwyn
Period - From	31/03/2019	to	30/03/2020		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

Address of comparable property		Price	Date of sale
1	12/3-5 Kireep Rd BALWYN 3103	\$585,000	07/12/2019
2	10/34 Weir St BALWYN 3103	\$535,000	31/10/2019
3	23/3-5 Kireep Rd BALWYN 3103	\$535,000	12/10/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/03/2020 14:56





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**Indicative Selling Price** \$480,000 - \$528,000 **Median Unit Price** 31/03/2019 - 30/03/2020: \$890,000



# Property Type: Flat

Land Size: 3571.31 sqm approx

**Agent Comments** 

# Comparable Properties



#### 12/3-5 Kireep Rd BALWYN 3103 (REI/VG)

Price: \$585,000 Method: Auction Sale Date: 07/12/2019 Property Type: Unit



#### 10/34 Weir St BALWYN 3103 (REI/VG)





Price: \$535.000 Method: Private Sale Date: 31/10/2019

Property Type: Apartment

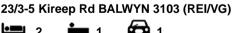
**Agent Comments** 

**Agent Comments** 









Agent Comments

Price: \$535,000 Method: Auction Sale Date: 12/10/2019 Property Type: Unit

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



