

# 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

3/8 Kalimna 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)

Single price

\$900,000

### Median sale price

Median price

\$998,000

Property Type

Unit

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	5/95 Balwyn Rd BALWYN 3103	\$905,000	12/03/2020
2	11/30 Barnsbury Rd DEEPDENE 3103	\$900,000	07/12/2019
3			

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:

01/06/2020 11:06

3/8 Kalimna Street, Balwyn Vic 3103

Noel Jones

Jerry Lin  
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**Indicative Selling Price**  
\$900,000

**Median Unit Price**  
Year ending March 2020: \$998,000



2 0 1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties



5/95 Balwyn Rd BALWYN 3103 (REI)

**Agent Comments**

2 1 1

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 12/03/2020  
**Property Type:** Unit



11/30 Barnsbury Rd DEEPDENE 3103 (REI/VG) **Agent Comments**

2 2 1

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Property Type:** Villa

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.

**Account** - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.