

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

1-5 THREADNEEDLE STREET BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$3,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,800,000

Property type

House

Suburb

Balwyn

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

1/132 YARRBAT AVENUE BALWYN VIC 3103	\$2,100,000	01-Dec-21
2/32 BELGROVE AVENUE BALWYN VIC 3103	\$1,660,000	19-Feb-22
35A STROUD STREET BALWYN VIC 3103	\$2,300,000	28-Jan-22

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 6 months.~~

This Statement of Information was prepared on: 01 June 2022



1/132 YARRBAT AVENUE BALWYN VIC 3103

Sold Price

\$2,100,000

Sold Date

01-Dec-21

 3  2  2

Distance

0.11km



2/32 BELGROVE AVENUE BALWYN VIC 3103

Sold Price

\$1,660,000

Sold Date

19-Feb-22

 3  2  2

Distance

1.53km



35A STROUD STREET BALWYN VIC 3103

Sold Price

\$2,300,000

Sold Date

28-Jan-22

 4  3  4

Distance

1.94km



1/28 KING STREET BALWYN VIC 3103

Sold Price

\$2,450,000

Sold Date

19-Feb-22

 3  2  2

Distance

2.98km

RS = Recent sale

UN = Undisclosed Sale

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