

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

3/3 Birtles Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$871,500 Property Type Unit Suburb Balwyn

Period - From 01/01/2024 to 31/12/2024 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	3/69 Windella Av KEW EAST 3102	\$652,500	17/12/2024
2	4/32 Wimba Av KEW 3101	\$639,000	19/11/2024
3	5/3 Birtles St BALWYN 3103	\$693,000	16/11/2024

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:

17/01/2025 15:47

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending December 2024: \$871,500

Comparable Properties



3/69 Windella Av KEW EAST 3102 (REI)

Agent Comments



Price: \$652,500
Method: Private Sale
Date: 17/12/2024
Property Type: Apartment



4/32 Wimba Av KEW 3101 (REI/VG)

Agent Comments



Price: \$639,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment



5/3 Birtles St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$693,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



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