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

1/100 Balwyn Road, Balwyn Vic 3103

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | <i>underquot</i> | ting | | |
|-----------------|-------------------|------|--------------|-------|------------------|------|--------|--------|
| Range betweer | \$480,000 | | & | | \$528,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$817,500 | Pro | operty Type | Unit | | | Suburb | Balwyn |
| Period - From | 01/07/2024 | to | 30/09/2024 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 3/3 Kireep Rd BALWYN 3103 | \$525,000 | 22/11/2024 |
| 2 | 3/22 Weir St BALWYN 3103 | \$560,000 | 12/11/2024 |
| 3 | 2/23 Gordon St BALWYN 3103 | \$470,000 | 22/10/2024 |

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:

12/12/2024 16:22





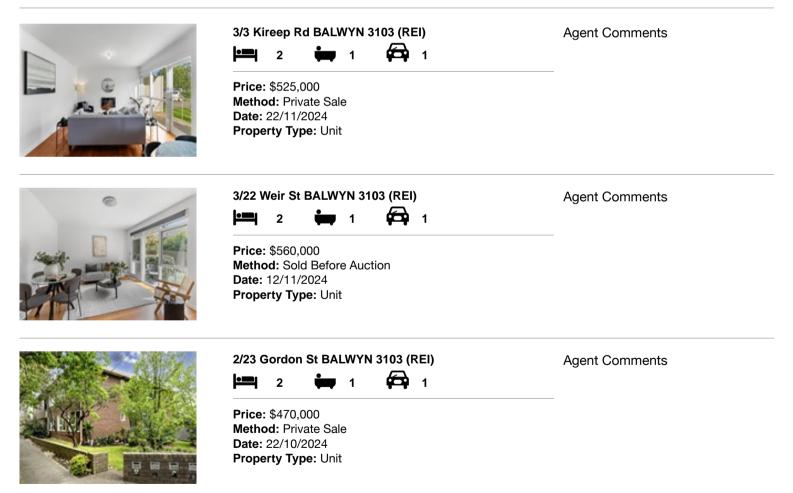




Property Type: Unit Agent Comments

Indicative Selling Price \$480,000 - \$528,000 Median Unit Price September quarter 2024: \$817,500

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. 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.