

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 25 Head Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$2,339,000 Property Type House Suburb Balwyn

Period - From 01/10/2019 to 31/12/2019 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	132 Normanby Rd KEW EAST 3102	\$1,821,000	10/08/2019
2	10 Ropley Av BALWYN 3103	\$1,700,000	24/10/2019
3	10 Macedon Av BALWYN NORTH 3104	\$1,626,000	10/08/2019

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: 05/02/2020 12:53



3 1 1

Rooms: 7

Property Type: House

Land Size: 696.77 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

December quarter 2019: \$2,339,000

Comparable Properties



132 Normanby Rd KEW EAST 3102 (REI)

Agent Comments

3 1 1

Price: \$1,821,000

Method: Auction Sale

Date: 10/08/2019

Property Type: House (Res)

Land Size: 775 sqm approx

10 Ropley Av BALWYN 3103 (REI)

Agent Comments

3 - -

Price: \$1,700,000

Method: Private Sale

Date: 24/10/2019

Property Type: House



10 Macedon Av BALWYN NORTH 3104 (REI)

Agent Comments

3 2 1

Price: \$1,626,000

Method: Auction Sale

Date: 10/08/2019

Rooms: 6

Property Type: House (Res)