

# 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 5/37 Narrak Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000

### Median sale price

Median price \$880,000 Property Type Unit Suburb Balwyn

Period - From 01/07/2023 to 30/06/2024 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	6/8 Bevan St BALWYN 3103	\$565,000	24/07/2024
2	2/18 Alexandra Cr SURREY HILLS 3127	\$550,000	22/07/2024
3	4/420 Whitehorse Rd SURREY HILLS 3127	\$545,000	05/04/2024

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: 27/08/2024 13:34

5/37 Narrak Road, Balwyn Vic 3103



2 1 1

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$580,000  
**Median Unit Price**  
Year ending June 2024: \$880,000

## Comparable Properties



**6/8 Bevan St BALWYN 3103 (REI)**

**Agent Comments**

2 1 1

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 24/07/2024  
**Property Type:** Apartment



**2/18 Alexandra Cr SURREY HILLS 3127 (REI)**

**Agent Comments**

2 1 1

**Price:** \$550,000  
**Method:** Sold Before Auction  
**Date:** 22/07/2024  
**Property Type:** Apartment



**4/420 Whitehorse Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 05/04/2024  
**Property Type:** Apartment

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472



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