

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

22 Knutsford Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$5,800,000 & \$6,380,000

Median sale price

Median price \$2,967,500 Property Type House 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	16 Deepdene Rd DEEPDENE 3103	\$5,800,000	17/08/2024
2	38 Leonard St DEEPDENE 3103	\$6,120,000	20/05/2024
3	88 Mont Albert Rd CANTERBURY 3126	\$5,900,000	11/05/2024

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:

13/09/2024 13:11



 5
  4
  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$5,800,000 - \$6,380,000

Median House Price

Year ending June 2024: \$2,967,500

Comparable Properties



16 Deepdene Rd DEEPDENE 3103 (REI)

Agent Comments

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  2
  1

Price: \$5,800,000

Method: Auction Sale

Date: 17/08/2024

Property Type: House (Res)

Land Size: 859 sqm approx



38 Leonard St DEEPDENE 3103 (REI/VG)

Agent Comments

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Price: \$6,120,000

Method: Private Sale

Date: 20/05/2024

Property Type: House (Res)

Land Size: 737 sqm approx



88 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments

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  3
  5

Price: \$5,900,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 909 sqm approx

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