

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

27 Fitzgerald Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,460,000

&

\$1,606,000

Median sale price

Median price \$2,750,000

Property Type House

Suburb Balwyn

Period - From 01/01/2022

to 31/12/2022

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	1/9 Yarrbat Av BALWYN 3103	\$1,658,000	17/12/2022
2	1/4 Parring Rd BALWYN 3103	\$1,500,000	04/02/2023
3	2/22 Power St BALWYN 3103	\$1,480,000	20/12/2022

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:

06/02/2023 21:49



3 2 2

Property Type: House - Terrace

Land Size: 333 sqm approx

Agent Comments

Comparable Properties



1/9 Yarrbat Av BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,658,000

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)

Land Size: 558 sqm approx



1/4 Parring Rd BALWYN 3103 (REI)

Agent Comments

3 1 2

Price: \$1,500,000

Method: Auction Sale

Date: 04/02/2023

Property Type: Unit

Land Size: 279 sqm approx



2/22 Power St BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,480,000

Method: Private Sale

Date: 20/12/2022

Property Type: Townhouse (Single)