

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 2/322 Balwyn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$917,000 House Unit X Suburb Balwyn North

Period - From 01/01/2019 to 31/03/2019 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	1/11 Freeman St BALWYN 3103	\$1,080,000	17/01/2019
2	1/10 Nott St BALWYN 3103	\$980,000	06/04/2019
3	1/146 Maud St BALWYN NORTH 3104	\$917,000	16/03/2019

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.

 3
  2
  2

Rooms: 4

Property Type:

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

March quarter 2019: \$917,000

Comparable Properties



1/11 Freeman St BALWYN 3103 (REI)

Agent Comments

 2
  1
  1

Price: \$1,080,000

Method: Private Sale

Date: 17/01/2019

Rooms: 4

Property Type: Unit



1/10 Nott St BALWYN 3103 (REI)

Agent Comments

 3
  2
  1

Price: \$980,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 392 sqm approx



1/146 Maud St BALWYN NORTH 3104 (REI)

Agent Comments

 3
  1
  1

Price: \$917,000

Method: Auction Sale

Date: 16/03/2019

Rooms: 4

Property Type: Unit

Land Size: 276 sqm approx