

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

5/100 BALWYN ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$858,334

Property type

Unit

Suburb

Balwyn

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 6 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 CONWAY CRESCENT BALWYN VIC 3103	\$550,000	14-Oct-21

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 6 months.

This Statement of Information was prepared on: 12 April 2022



**1/1 CONWAY CRESCENT BALWYN
VIC 3103**

Sold Price

\$550,000

Sold Date

14-Oct-21

 2

 1

 1

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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