

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

2/12 Arama Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Balwyn North

Period - From

01/01/2024

to

31/03/2024

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	3/66 Sweyn St BALWYN NORTH 3104	\$1,399,999	27/04/2024
2	1/146 Maud St BALWYN NORTH 3104	\$1,292,000	08/03/2024
3	26a Harold St BULLEEN 3105	\$1,215,000	02/02/2024

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:

05/05/2024 14:40



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

March quarter 2024: \$1,050,000

Comparable Properties



3/66 Sweyn St BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  2

Price: \$1,399,999

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)

Land Size: 229 sqm approx



1/146 Maud St BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  1

Price: \$1,292,000

Method: Private Sale

Date: 08/03/2024

Property Type: Unit



26a Harold St BULLEEN 3105 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,215,000

Method: Sold Before Auction

Date: 02/02/2024

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199