

# 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

2/1 Kireep Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$920,000

### Median sale price

Median price \$887,500 Property Type Unit Suburb Balwyn

Period - From 01/10/2021 to 31/12/2021 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	5/41 Chatham Rd CANTERBURY 3126	\$953,000	20/11/2021
2	4/34 Rochester Rd CANTERBURY 3126	\$900,000	09/11/2021
3	4/27 Chatham Rd CANTERBURY 3126	\$859,500	23/10/2021

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:

21/03/2022 13:52



2   1   1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$850,000 - \$920,000

**Median Unit Price**

December quarter 2021: \$887,500

## Comparable Properties



**5/41 Chatham Rd CANTERBURY 3126 (REI/VG)** Agent Comments

2   1   2

**Price:** \$953,000

**Method:** Auction Sale

**Date:** 20/11/2021

**Property Type:** Unit



**4/34 Rochester Rd CANTERBURY 3126 (VG)** Agent Comments

2   -   -

**Price:** \$900,000

**Method:** Sale

**Date:** 09/11/2021

**Property Type:** Flat/Unit/Apartment (Res)



**4/27 Chatham Rd CANTERBURY 3126 (REI/VG)** Agent Comments

2   1   1

**Price:** \$859,500

**Method:** Auction Sale

**Date:** 23/10/2021

**Property Type:** Unit

**Account** - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017