

# 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

32 Birdwood Street, Balwyn Vic 3103

### Indicative selling price

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

Single price

\$1,900,000

### Median sale price

Median price

\$2,355,000

Property Type

House

Suburb

Balwyn

Period - From

10/12/2018

to

09/12/2019

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	65 Stroud St BALWYN 3103	\$1,938,750	22/06/2019
2	11 Kaleno Vw BALWYN 3103	\$1,907,000	27/07/2019
3	17 Frater St KEW EAST 3102	\$1,895,000	20/08/2019

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.~~

This Statement of Information was prepared on:

10/12/2019 16:30



4   
 2   
 2

**Rooms:** 9

**Property Type:** House

**Land Size:** 588.737 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,900,000

**Median House Price**

10/12/2018 - 09/12/2019: \$2,355,000

## Comparable Properties



**65 Stroud St BALWYN 3103 (REI)**

**Agent Comments**

4   
 2   
 2

**Price:** \$1,938,750

**Method:** Auction Sale

**Date:** 22/06/2019

**Property Type:** House (Res)

**Land Size:** 355 sqm approx



**11 Kaleno Vw BALWYN 3103 (REI)**

**Agent Comments**

4   
 3   
 2

**Price:** \$1,907,000

**Method:** Auction Sale

**Date:** 27/07/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**17 Frater St KEW EAST 3102 (REI)**

**Agent Comments**

4   
 2   
 2

**Price:** \$1,895,000

**Method:** Private Sale

**Date:** 20/08/2019

**Property Type:** House (Res)