Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$1,485,000

Median sale price

Median price \$2,705,000	Prop	erty Type	House		Suburb	Balwyn
Period - From 01/10/2021	to 3	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/1 Glenluss St BALWYN 3103	\$1,510,000	19/02/2022
2	3a Kingsley Cr MONT ALBERT 3127	\$1,450,000	01/12/2021
3			

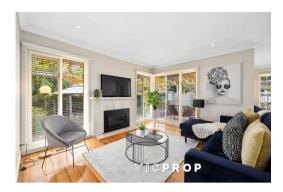
OR

В* 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:	26/03/2022 14:15









Property Type: House **Land Size:** 515 sqm approx

Agent Comments

Indicative Selling Price \$1,485,000 Median House Price

December quarter 2021: \$2,705,000

Comparable Properties



1/1 Glenluss St BALWYN 3103 (REI)

=| 3

2

2

Price: \$1,510,000 Method: Auction Sale Date: 19/02/2022 Property Type: Unit

Land Size: 368 sqm approx

Agent Comments

Agent Comments



3a Kingsley Cr MONT ALBERT 3127 (REI/VG)

-3

2



Price: \$1,450,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: Townhouse (Res) **Land Size:** 348 sqm approx

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.

Account - VICPROP



