

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

1 Bruce Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$2,190,000 Property Type House Suburb Balwyn

Period - From 28/09/2018 to 27/09/2019 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	32 Linckens Cr BALWYN 3103	\$3,190,000	02/07/2019
2	89 Gordon St BALWYN 3103	\$3,108,000	10/08/2019
3	69 Belmore Rd BALWYN NORTH 3104	\$2,950,000	13/09/2019

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:

28/09/2019 11:32



4 2 2

Property Type: House (Res)
Land Size: 1010 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,900,000 - \$3,190,000
Median House Price
28/09/2018 - 27/09/2019: \$2,190,000

Comparable Properties



32 Linckens Cr BALWYN 3103 (REI)

[Agent Comments](#)

5 4 2

Price: \$3,190,000
Method: Private Sale
Date: 02/07/2019
Property Type: House (Res)
Land Size: 764 sqm approx



89 Gordon St BALWYN 3103 (REI)

[Agent Comments](#)

4 2 2

Price: \$3,108,000
Method: Auction Sale
Date: 10/08/2019
Property Type: House (Res)
Land Size: 806 sqm approx



69 Belmore Rd BALWYN NORTH 3104 (REI)

[Agent Comments](#)

5 5 3

Price: \$2,950,000
Method: Sold Before Auction
Date: 13/09/2019
Property Type: House (Res)