

# 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 5/95 Balwyn 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 \$800,000 & \$880,000

### Median sale price

Median price \$830,000 Property Type Unit Suburb Balwyn

Period - From 01/10/2018 to 30/09/2019 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	1/15 Clyde St SURREY HILLS 3127	\$931,500	31/08/2019
2	5/6 Jersey St BALWYN 3103	\$862,000	13/07/2019
3	4/113-115 Balwyn Rd BALWYN 3103	\$816,000	07/09/2019

**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: 18/11/2019 13:05



**Rooms:** 4

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



1/15 Clyde St SURREY HILLS 3127 (REI/VG)

**Agent Comments**



**Price:** \$931,500

**Method:** Auction Sale

**Date:** 31/08/2019

**Rooms:** 4

**Property Type:** Townhouse (Res)



5/6 Jersey St BALWYN 3103 (REI/VG)

**Agent Comments**



**Price:** \$862,000

**Method:** Auction Sale

**Date:** 13/07/2019

**Rooms:** 4

**Property Type:** Unit



4/113-115 Balwyn Rd BALWYN 3103 (REI)

**Agent Comments**



**Price:** \$816,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Rooms:** 4

**Property Type:** Unit