## 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$830,000	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ado	dress 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





David Banks





Rooms: 4 Property Type: Unit Agent Comments 9810 5040 0422 868 410 davidbanks@jelliscraig.com.au

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending September 2019: \$830,000

# **Comparable Properties**



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



Price: \$931,500 Method: Auction Sale Date: 31/08/2019 Rooms: 4 Property Type: Townhouse (Res)

Agent Comments

Agent Comments



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



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

#### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.