

# 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

1/56 Sweyn Street, Balwyn North Vic 3104

### Indicative selling price

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

Single price \$1,055,000

### Median sale price

Median price \$1,030,000

Property Type Unit

Suburb Balwyn North

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	72a Strabane Av MONT ALBERT NORTH 3129	\$1,080,000	07/09/2019
2	2/5-7 Caravan St BALWYN 3103	\$1,015,000	22/05/2019
3	6 Forbes Pl BALWYN NORTH 3104	\$976,000	10/07/2019

**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:

11/11/2019 10:23



**Property Type:** Unit  
**Land Size:** 266 sqm approx  
**Agent Comments**

## Comparable Properties



**72a Strabane Av MONT ALBERT NORTH 3129 (REI)** **Agent Comments**



**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Rooms:** 6  
**Property Type:** Townhouse (Res)



**2/5-7 Caravan St BALWYN 3103 (REI/VG)** **Agent Comments**



**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 22/05/2019  
**Property Type:** Townhouse (Single)



**6 Forbes Pl BALWYN NORTH 3104 (REI)** **Agent Comments**



**Price:** \$976,000  
**Method:** Private Sale  
**Date:** 10/07/2019  
**Property Type:** Townhouse (Single)