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	4/5 Caravan Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,366,000 Property Type Townhouse Suburb Balwyn

Period - From 28/05/2020 to 27/05/2021 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 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	2/58 Sweyn St BALWYN NORTH 3104	$1,220,000	22/05/2021
2	4/388 Belmore Rd MONT ALBERT NORTH 3129	$1,250,000	16/03/2021
3	1/55-57 Winfield Rd BALWYN NORTH 3104	$1,202,500	23/02/2021

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: 28/05/2021 11:40



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Townhouse Price
28/05/2020 - 27/05/2021: $1,366,000

Comparable Properties



2/58 Sweyn St BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,220,000
Method: Auction Sale
Date: 22/05/2021
Property Type: Townhouse (Res)

Agent Comments



4/388 Belmore Rd MONT ALBERT NORTH 3129 (REI)

4 3 2

Price: $1,250,000
Method: Private Sale
Date: 16/03/2021
Property Type: Townhouse (Res)

Agent Comments



1/55-57 Winfield Rd BALWYN NORTH 3104 (REI)

3 1 2

Price: $1,202,500
Method: Private Sale
Date: 23/02/2021
Property Type: Townhouse (Single)
Land Size: 235 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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.