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	5/10 Brenbeal Street, Balwyn Vic 3103

Indicative selling price

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

Range between $750,000 & $810,000

Median sale price

Median price $917,500 Property Type Unit Suburb Balwyn

Period - From 01/04/2021 to 31/03/2022 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	12/8 Parring Rd BALWYN 3103	$800,000	02/04/2022
2	1/28-30 Jersey St BALWYN 3103	$792,000	21/05/2022
3	5/16-18 Power St BALWYN 3103	$787,000	05/02/2022

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: 27/06/2022 14:16

5/10 Brenbeal Street, Balwyn Vic 3103



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000 - $810,000
Median Unit Price
Year ending March 2022: $917,500

Comparable Properties



12/8 Parring Rd BALWYN 3103 (VG)

2 - -

Price: $800,000
Method: Sale
Date: 02/04/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/28-30 Jersey St BALWYN 3103 (REI)

2 1 2

Price: $792,000
Method: Auction Sale
Date: 21/05/2022
Property Type: Unit

Agent Comments



5/16-18 Power St BALWYN 3103 (REI)

2 1 1

Price: $787,000
Method: Auction Sale
Date: 05/02/2022
Property Type: Unit

Agent Comments

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

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