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	1/5 Sevenoaks Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $860,000 Property Type Unit Suburb Balwyn

Period - From 05/07/2021 to 04/07/2022 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	452 Whitehorse Rd SURREY HILLS 3127	$1,261,000	19/06/2022
2	115 Normanby Rd KEW EAST 3102	$1,250,000	26/03/2022
3	1/130 Doncaster Rd BALWYN NORTH 3104	$1,140,000	05/03/2022

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: 05/07/2022 18:47

1/5 Sevenoaks Street, Balwyn Vic 3103



2 1 2

Rooms: 5
Property Type: Strata Unit/Flat
Land Size: 382.6sqm sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
05/07/2021 - 04/07/2022: $860,000

Comparable Properties



452 Whitehorse Rd SURREY HILLS 3127 (REI)

3 1 3

Price: $1,261,000
Method: Auction Sale
Date: 19/06/2022
Property Type: House (Res)
Land Size: 481 sqm approx

Agent Comments



115 Normanby Rd KEW EAST 3102 (REI)

2 2 1

Price: $1,250,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)

Agent Comments



1/130 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

3 1 1

Price: $1,140,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Unit

Agent Comments

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

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