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	1/20 Kireep Road, Balwyn Vic 3103

Indicative selling price

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

Range between $870,000 & $957,000

Median sale price

Median price $1,030,000 Property Type Unit Suburb Balwyn

Period - From 01/07/2021 to 30/06/2022 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	3/382 Belmore Rd MONT ALBERT NORTH 3129	$978,000	01/06/2022
2	1/32 Kenmare St MONT ALBERT 3127	$920,000	05/03/2022
3	4/86 Victoria Cr MONT ALBERT 3127	$845,000	15/08/2022

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: 23/08/2022 15:19

1/20 Kireep Road, Balwyn Vic 3103



3 -

Rooms: 5
Property Type: Flat
Land Size: 230.139 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $957,000
Median Unit Price
Year ending June 2022: $1,030,000

Comparable Properties



3/382 Belmore Rd MONT ALBERT NORTH 3129 (REI)

3 1 2

Price: $978,000
Method: Sold Before Auction
Date: 01/06/2022
Property Type: Unit
Land Size: 326 sqm approx

Agent Comments



1/32 Kenmare St MONT ALBERT 3127 (REI/VG)

3 1 1

Price: $920,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Unit

Agent Comments



4/86 Victoria Cr MONT ALBERT 3127 (REI)

3 2 2

Price: $845,000
Method: Private Sale
Date: 15/08/2022
Property Type: Unit

Agent Comments

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

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