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	1/4-6 Erne Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,540,000 Property Type Unit Suburb Balwyn

Period - From 01/10/2022 to 31/12/2022 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	2/8 Iramoo St BALWYN 3103	$1,625,000	30/11/2022
2	4 Yeneda St BALWYN NORTH 3104	$1,510,000	15/10/2022
3	1/4 Parring Rd BALWYN 3103	$1,500,000	04/02/2023

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: 05/04/2023 09:37

1/4-6 Erne Street, Balwyn Vic 3103



3 2 2

Rooms: 5
Property Type: House
Land Size: 562 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median Unit Price
December quarter 2022: $1,540,000

Comparable Properties



2/8 Iramoo St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,625,000
Method: Sold Before Auction
Date: 30/11/2022
Property Type: Unit

Agent Comments



4 Yeneda St BALWYN NORTH 3104 (REI/VG)

3 2 2

Price: $1,510,000
Method: Auction Sale
Date: 15/10/2022
Property Type: House (Res)
Land Size: 408 sqm approx

Agent Comments



1/4 Parring Rd BALWYN 3103 (REI/VG)

3 1 2

Price: $1,500,000
Method: Auction Sale
Date: 04/02/2023
Property Type: Unit
Land Size: 279 sqm approx

Agent Comments

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

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