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	3/29 Kireep Road, Balwyn Vic 3103

Indicative selling price

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

Single price $1,700,000

Median sale price

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

Period - From 18/09/2022 to 17/09/2023 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	2/5 Sevenoaks St BALWYN 3103	$1,706,000	16/09/2023
2	18a Jersey St BALWYN 3103	$1,720,000	11/05/2023
3	1/4-6 Erne St BALWYN 3103	$1,735,000	06/05/2023

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: 18/09/2023 09:41

3/29 Kireep Road, Balwyn Vic 3103



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,700,000
Median Townhouse Price
18/09/2022 - 17/09/2023: $1,540,000

Comparable Properties



2/5 Sevenoaks St BALWYN 3103 (REI)

2 1 2

Price: $1,706,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Townhouse (Res)

Agent Comments



18a Jersey St BALWYN 3103 (REI/VG)

3 1 2

Price: $1,720,000
Method: Sold Before Auction
Date: 11/05/2023
Property Type: House (Res)
Land Size: 302 sqm approx

Agent Comments



1/4-6 Erne St BALWYN 3103 (REI)

3 2 2

Price: $1,735,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)

Agent Comments

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

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