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	1/65 Gordon Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $995,500 Property Type Unit Suburb Balwyn

Period - From 01/07/2022 to 30/06/2023 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	25 Delany Cl CANTERBURY 3126	$1,200,000	23/03/2023
2	12 Kelba St BALWYN NORTH 3104	$1,180,000	03/04/2023
3	6/7-13 Kireep Rd BALWYN 3103	$1,108,000	10/05/2023

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: 14/08/2023 10:27

1/65 Gordon Street, Balwyn Vic 3103



3 1 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
Year ending June 2023: $995,500

Comparable Properties



25 Delany Cl CANTERBURY 3126 (REI/VG)

3 1 2

Price: $1,200,000
Method: Expression of Interest
Date: 23/03/2023
Property Type: House (Res)
Land Size: 1475 sqm approx

Agent Comments



12 Kelba St BALWYN NORTH 3104 (REI/VG)

2 1 1

Price: $1,180,000
Method: Expression of Interest
Date: 03/04/2023
Property Type: House (Res)
Land Size: 232 sqm approx

Agent Comments



6/7-13 Kireep Rd BALWYN 3103 (REI)

3 2 2

Price: $1,108,000
Method: Private Sale
Date: 10/05/2023
Property Type: House

Agent Comments

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

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