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	2/7 Grey Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,350,000 & $1,485,000

Median sale price

Median price $1,500,000 Property Type Townhouse Suburb Balwyn

Period - From 08/09/2022 to 07/09/2023 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	2/69 Parkhill Rd KEW 3101	$1,435,000	26/08/2023
2	1/6 Ruby St BALWYN 3103	$1,475,000	12/08/2023
3	3/53 Yerrin St BALWYN 3103	$1,500,000	27/04/2023

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: 08/09/2023 16:45

2/7 Grey Street, Balwyn Vic 3103



3 2 2

Rooms: 6
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,350,000 - $1,485,000
Median Townhouse Price
08/09/2022 - 07/09/2023: $1,500,000

Comparable Properties



2/69 Parkhill Rd KEW 3101 (REI)

3 2 2

Price: $1,435,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Townhouse (Res)

Agent Comments



1/6 Ruby St BALWYN 3103 (REI)

3 1 1

Price: $1,475,000
Method: Private Sale
Date: 12/08/2023
Property Type: Townhouse (Single)

Agent Comments



3/53 Yerrin St BALWYN 3103 (VG)

3 - -

Price: $1,500,000
Method: Sale
Date: 27/04/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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