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	7/130 Balwyn Road, Balwyn Vic 3103

Indicative selling price

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

Range between $650,000 & $715,000

Median sale price

Median price $905,000 Property Type Unit Suburb Balwyn

Period - From 27/01/2022 to 26/01/2023 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	1/130 Balwyn Rd BALWYN 3103	$750,000	26/10/2022
2	2/15 Yerrin St BALWYN 3103	$729,000	27/11/2022
3	3/1 Kinsale Cr MONT ALBERT NORTH 3129	$680,000	30/07/2022

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: 27/01/2023 09:43

7/130 Balwyn Road, Balwyn Vic 3103

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2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$650,000 - $715,000
Median Unit Price
27/01/2022 - 26/01/2023: $905,000

Comparable Properties



1/130 Balwyn Rd BALWYN 3103 (VG)

2 - -

Price: $750,000
Method: Sale
Date: 26/10/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/15 Yerrin St BALWYN 3103 (REI)

2 1 1

Price: $729,000
Method: Auction Sale
Date: 27/11/2022
Property Type: Unit

Agent Comments



3/1 Kinsale Cr MONT ALBERT NORTH 3129 (REI/VG)

2 1 1

Price: $680,000
Method: Auction Sale
Date: 30/07/2022
Property Type: Unit

Agent Comments

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