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	57 Metung Street, Balwyn Vic 3103

Indicative selling price

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

Range between $5,900,000 & $6,200,000

Median sale price

Median price $2,750,000 Property Type House Suburb Balwyn

Period - From 01/01/2023 to 31/03/2023 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	15 Nott St BALWYN 3103	$6,400,000	01/06/2023
2	6 May St DEEPDENE 3103	$5,999,800	19/04/2023
3			

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: 21/06/2023 11:18

57 Metung Street, Balwyn Vic 3103



5 4 2

Property Type: House

Agent Comments

Indicative Selling Price
$5,900,000 - $6,200,000
Median House Price
March quarter 2023: $2,750,000

Comparable Properties



15 Nott St BALWYN 3103 (REI)

6 6 2

Price: $6,400,000
Method: Private Sale
Date: 01/06/2023
Property Type: House (Res)

Agent Comments



6 May St DEEPDENE 3103 (REI)

6 5 2

Price: $5,999,800
Method: Private Sale
Date: 19/04/2023
Property Type: House
Land Size: 805 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 98305966

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