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: 23 Knutsford Street, Balwyn Vic 3103

Indicative selling price

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

Range between: $5,500,000 & $6,050,000

Median sale price

Median price: $2,581,500 Property Type: House Suburb: Balwyn

Period - From: 01/01/2021 to: 31/03/2021 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	46 Yerrin St BALWYN 3103	$7,160,000	24/03/2021
2	92 Yarrbat Av BALWYN 3103	$6,150,000	31/01/2021
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: 09/06/2021 16:21

23 Knutsford Street, Balwyn Vic 3103

RT Edgar

Annabelle Feng
8888 2000
0409 384 144
afeng@rtedgar.com.au

Indicative Selling Price
$5,500,000 - $6,050,000
Median House Price
March quarter 2021: $2,581,500



6 5 2

Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Comparable Properties



46 Yerrin St BALWYN 3103 (REI)

6 8 8

Price: $7,160,000
Method: Private Sale
Date: 24/03/2021
Property Type: House (Res)
Land Size: 822 sqm approx

Agent Comments



92 Yarrbat Av BALWYN 3103 (REI/VG)

6 7 8

Price: $6,150,000
Method: Private Sale
Date: 31/01/2021
Property Type: House (Res)
Land Size: 819 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.

REIV THE DIFFERENCE
propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.