

## 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 63 Sweyn Street, Balwyn North Vic 3104  
Including suburb and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,020,000

### Median sale price

Median price \$1,210,000 Property Type Unit Suburb Balwyn North  
Period - From 01/07/2023 to 30/06/2024 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	2/378 Belmore Rd MONT ALBERT NORTH 3129	\$1,110,000	17/08/2024
2	1/553 Elgar Rd MONT ALBERT NORTH 3129	\$965,000	04/07/2024
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:

30/09/2024 09:47



**Rooms:** 5

**Property Type:** Townhouse

[Agent Comments](#)

**Indicative Selling Price**

\$950,000 - \$1,020,000

**Median Unit Price**

Year ending June 2024: \$1,210,000

## Comparable Properties



**2/378 Belmore Rd MONT ALBERT NORTH 3129 (REI)**

[Agent Comments](#)



**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 17/08/2024

**Property Type:** Townhouse (Res)

**Land Size:** 208 sqm approx



**1/553 Elgar Rd MONT ALBERT NORTH 3129 (REI/VG)**

[Agent Comments](#)



**Price:** \$965,000

**Method:** Private Sale

**Date:** 04/07/2024

**Property Type:** Unit

**Land Size:** 240 sqm approx

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**