

# 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

63 Sweyn Street, Balwyn North Vic 3104

### Indicative selling price

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



3   2   2

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

3   2   3

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

3   2   2

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.