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	1/86a Balwyn Road, Balwyn Vic 3103

Indicative selling price

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

Range between $950,000 & $1,040,000

Median sale price

Median price $2,895,000 Property Type House Suburb Balwyn

Period - From 01/04/2024 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	12/30 Barnsbury Rd DEEPDENE 3103	$1,077,000	29/06/2024
2	3/16 Canterbury Rd CAMBERWELL 3124	$1,015,000	25/05/2024
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: 25/09/2024 13:09

1/86a Balwyn Road, Balwyn Vic 3103



2 1 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$950,000 - $1,040,000
Median House Price
June quarter 2024: $2,895,000

Comparable Properties



12/30 Barnsbury Rd DEEPDENE 3103 (REI/VG)

2 2 1

Agent Comments

Price: $1,077,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit



3/16 Canterbury Rd CAMBERWELL 3124 (REI/VG)

2 1 2

Agent Comments

Price: $1,015,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)

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 - Marshall White | P: 03 9822 9999

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