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	14b Austin Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $2,891,500 Property Type House Suburb Balwyn

Period - From 01/10/2023 to 30/09/2024 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	1/86a Balwyn Rd BALWYN 3103	$1,103,000	26/10/2024
2	6/34 Rochester Rd CANTERBURY 3126	$1,203,000	03/08/2024
3	2/54 Maud St BALWYN NORTH 3104	$1,160,000	25/05/2024

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: 18/11/2024 11:33

14b Austin Street, Balwyn Vic 3103

FLETCHERS



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 380 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending September 2024: $2,891,500

Comparable Properties



1/86a Balwyn Rd BALWYN 3103 (REI)

2 1 1

Price: $1,103,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit

Agent Comments



6/34 Rochester Rd CANTERBURY 3126 (REI/VG)

2 1 1

Price: $1,203,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Unit

Agent Comments



2/54 Maud St BALWYN NORTH 3104 (REI/VG)

2 1 1

Price: $1,160,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE | propertydata.com.au

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