

# Statement of Information

## Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address Including suburb and postcode 2b Threadneedle Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
unit 1		Or range between	\$700,000		\$750,000
unit 2		Or range between	\$650,000		\$700,000
		Or range between			
		Or range between			
		Or range between			

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$880,000

Suburb Balwyn

Period - From 01/01/2023 to 31/12/2023

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
unit 1	8/82 Victoria Cr MONT ALBERT 3127	\$721,000	16/03/2024
	1/256 Union Rd BALWYN 3103	\$731,000	15/02/2024
	1/254 Union Rd BALWYN 3103	\$760,000	09/02/2024

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
unit 2	8/17 Wolseley CI MONT ALBERT 3127	\$600,000	22/02/2024
	G12/692 Whitehorse Rd MONT ALBERT 3127	\$650,000	18/02/2024
	3/32 Zetland Rd MONT ALBERT 3127	\$685,000	27/01/2024

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

25/03/2024 16:32
------------------