

# 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

1/2 Knutsford 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)

Range between \$2,450,000 & \$2,650,000

### Median sale price

Median price \$2,985,000 Property Type House Suburb Balwyn

Period - From 01/04/2023 to 30/06/2023 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	111 Mount St KEW 3101	\$2,608,000	29/08/2023
2	24 Compton St CANTERBURY 3126	\$2,510,000	21/05/2023
3	2 Alta St CANTERBURY 3126	\$2,460,000	02/09/2023

**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:

03/10/2023 12:15



 3   
  2   
  2

**Rooms:** 7  
**Property Type:** House  
 Agent Comments

**Indicative Selling Price**  
 \$2,450,000 - \$2,650,000  
**Median House Price**  
 June quarter 2023: \$2,985,000

## Comparable Properties



111 Mount St KEW 3101 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$2,608,000  
**Method:** Private Sale  
**Date:** 29/08/2023  
**Property Type:** House



24 Compton St CANTERBURY 3126 (REI/VG)

Agent Comments

 4   
  2   
  2

**Price:** \$2,510,000  
**Method:** Sold Before Auction  
**Date:** 21/05/2023  
**Property Type:** House (Res)  
**Land Size:** 356 sqm approx



2 Alta St CANTERBURY 3126 (REI)

Agent Comments

 4   
  1   
  1

**Price:** \$2,460,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 781 sqm approx

Account - Marshall White | P: 03 9822 9999