

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

1/254 Union Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Balwyn

Period - From 01/07/2023 to 30/09/2023 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	2/14 Essex Rd SURREY HILLS 3127	\$755,000	25/11/2023
2	2/6 Westminster St BALWYN 3103	\$745,000	07/10/2023
3	3/4 Westminster St BALWYN 3103	\$680,000	11/12/2023

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: 15/12/2023 08:41



Rooms: 4
Property Type: Unit

Comparable Properties

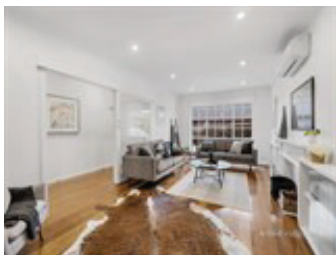


2/14 Essex Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$755,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit



2/6 Westminster St BALWYN 3103 (REI)

Agent Comments



Price: \$745,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Unit



3/4 Westminster St BALWYN 3103 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 11/12/2023
Property Type: Unit