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	1/29 Kireep Road, Balwyn Vic 3103

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price	$1,580,000	Property Type	Townhouse	Suburb	Balwyn

Period - From	16/10/2022	to	15/10/2023	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.
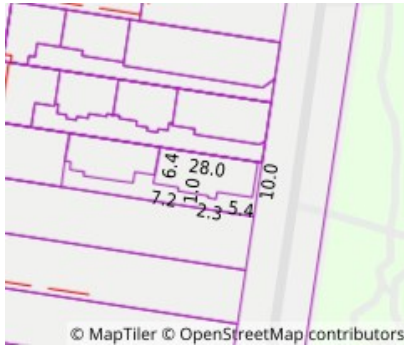
	Address of comparable property	Price	Date of sale
1	3/29 Kireep Rd BALWYN 3103	$1,718,000	21/09/2023
2	18a Jersey St BALWYN 3103	$1,720,000	11/05/2023
3	6 Clapham St BALWYN 3103	$1,800,000	17/09/2023

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: 16/10/2023 14:51

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3 🛏 **2** 🚗 **2**

Property Type: Townhouse
Land Size: 305 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median Townhouse Price
16/10/2022 - 15/10/2023: $1,580,000

Comparable Properties

3/29 Kireep Rd BALWYN 3103 (REI)

🛏 **3**   🛁 **2**   🚗 **2**

Price: $1,718,000
Method:
Date: 21/09/2023
Property Type: Townhouse (Single)

Agent Comments

18a Jersey St BALWYN 3103 (REI/VG)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $1,720,000
Method: Sold Before Auction
Date: 11/05/2023
Property Type: House (Res)
Land Size: 302 sqm approx

Agent Comments

6 Clapham St BALWYN 3103 (REI)

🛏 **-**   🛁 **-**   🚗 **-**

Price: $1,800,000
Method: Sold Before Auction
Date: 17/09/2023
Property Type: House (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017