

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

1/6 Ruby Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$995,500 Property Type Unit Suburb Balwyn

Period - From 01/07/2022 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	1/35-37 Victoria Av CANTERBURY 3126	\$1,320,000	30/03/2023
2	3/20 Kireep Rd BALWYN 3103	\$1,300,000	29/04/2023
3	1/37 Barnsbury Rd DEEPDENE 3103	\$1,257,360	24/04/2023

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:

15/07/2023 17:52



3 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

Year ending June 2023: \$995,500

Comparable Properties



1/35-37 Victoria Av CANTERBURY 3126 (REI)

Agent Comments

3 1 2

Price: \$1,320,000

Method: Private Sale

Date: 30/03/2023

Property Type: Unit



3/20 Kireep Rd BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)

1/37 Barnsbury Rd DEEPDENE 3103 (VG)

Agent Comments

3 - -

Price: \$1,257,360

Method: Sale

Date: 24/04/2023

Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP