

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

1/65 Gordon Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	1/5 Wimba Av KEW 3101	\$1,181,000	03/06/2023
2	8/26-28 Barnsbury Rd DEEPDENE 3103	\$1,135,000	07/06/2023
3	3/1219 Burke Rd KEW 3101	\$1,105,800	29/06/2023

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:

31/07/2023 10:47



Rooms: 6

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending June 2023: \$995,500

Comparable Properties



1/5 Wimba Av KEW 3101 (REI)

Agent Comments



Price: \$1,181,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)



8/26-28 Barnsbury Rd DEEPPDENE 3103 (REI)

Agent Comments



Price: \$1,135,000

Method: Private Sale

Date: 07/06/2023

Property Type: Unit



3/1219 Burke Rd KEW 3101 (REI)

Agent Comments



Price: \$1,105,800

Method: Sold Before Auction

Date: 29/06/2023

Property Type: Unit

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