

# 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

19 Eyre 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 \$2,800,000 & \$3,000,000

### 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	11 First Av KEW 3101	\$3,090,000	19/05/2023
2	11 Pretoria St DEEPDENE 3103	\$3,011,000	16/06/2023
3	17 King St BALWYN 3103	\$2,800,000	01/04/2023

**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:

17/07/2023 16:27

19 Eyre Street, Balwyn Vic 3103



 5  3  3

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,800,000 - \$3,000,000

**Median House Price**

June quarter 2023: \$2,985,000

## Comparable Properties



**11 First Av KEW 3101 (REI)**

Agent Comments

 6  2  2

**Price:** \$3,090,000

**Method:** Sold Before Auction

**Date:** 19/05/2023

**Property Type:** House (Res)

**Land Size:** 644 sqm approx



**11 Pretoria St DEEPDENE 3103 (REI)**

Agent Comments

 4  2  4

**Price:** \$3,011,000

**Method:** Auction Sale

**Date:** 16/06/2023

**Property Type:** House (Res)

**Land Size:** 673 sqm approx



**17 King St BALWYN 3103 (REI)**

Agent Comments

 4  3  2

**Price:** \$2,800,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** House (Res)

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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