

# 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

1a Sweyn 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 \$3,000,000 & \$3,300,000

### Median sale price

Median price \$3,000,000 Property Type House Suburb Balwyn

Period - From 01/04/2023 to 31/03/2024 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	22 Kenny St BALWYN NORTH 3104	\$3,250,000	12/12/2023
2	270 Union Rd BALWYN 3103	\$3,225,000	09/02/2024
3	39 Hosken St BALWYN NORTH 3104	\$3,210,000	24/02/2024

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:

08/05/2024 10:09



5 4 4

**Property Type:** House  
**Land Size:** 1234 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
Year ending March 2024: \$3,000,000

## Comparable Properties



22 Kenny St BALWYN NORTH 3104 (REI)

**Agent Comments**

4 3 2

**Price:** \$3,250,000  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** House  
**Land Size:** 1281 sqm approx



270 Union Rd BALWYN 3103 (REI)

**Agent Comments**

5 3 2

**Price:** \$3,225,000  
**Method:** Private Sale  
**Date:** 09/02/2024  
**Property Type:** House  
**Land Size:** 1011 sqm approx



39 Hosken St BALWYN NORTH 3104 (REI)

**Agent Comments**

4 2 2

**Price:** \$3,210,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 1149 sqm approx

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