

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

2/10 Ellen Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$923,000

Property Type Unit

Suburb Balwyn

Period - From 01/01/2024

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	9/293 Mont Albert Rd SURREY HILLS 3127	\$1,200,000	18/05/2024
2	5/4-10 Terry St DEEPDENE 3103	\$1,176,000	08/05/2024
3	3/7 Kireep Rd BALWYN 3103	\$1,130,000	10/01/2024

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:

11/06/2024 11:33



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
March quarter 2024: \$923,000

Comparable Properties



9/293 Mont Albert Rd SURREY HILLS 3127 (REI)

Agent Comments

3 1 2

Price: \$1,200,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit
Land Size: 255 sqm approx



5/4-10 Terry St DEEPDENE 3103 (REI)

Agent Comments

3 1 2

Price: \$1,176,000
Method: Private Sale
Date: 08/05/2024
Property Type: Townhouse (Single)



3/7 Kireep Rd BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,130,000
Method: Private Sale
Date: 10/01/2024
Property Type: Townhouse (Single)