

# 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

2/15 Pryton Court, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,050,000 Property Type Unit Suburb Balwyn

Period - From 01/10/2023 to 31/12/2023 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	1/90 Victoria Cr MONT ALBERT 3127	\$1,235,000	24/02/2024
2	1/12 St James Av MONT ALBERT 3127	\$1,150,000	22/02/2024
3	1/35 Tyrrell St MONT ALBERT NORTH 3129	\$1,000,000	09/12/2023

**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: 19/03/2024 11:21



3   2   4

Property Type: Townhouse

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
December quarter 2023: \$1,050,000

## Comparable Properties



1/90 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

3   2   2

**Price:** \$1,235,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Unit



1/12 St James Av MONT ALBERT 3127 (REI)

Agent Comments

3   2   2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 22/02/2024  
**Property Type:** Unit



1/35 Tyrrell St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)

Account - Jellis Craig | P: 98305966