

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

2/175 Balwyn Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,650,000 & \$1,815,000

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 | 2b Kelba St BALWYN NORTH 3104 | \$1,800,000 | 17/10/2023 |
| 2 | 3/18 Rangeview Gr BALWYN NORTH 3104 | \$1,750,000 | 28/10/2023 |
| 3 | | | |

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: 21/02/2024 12:04



4 3 2

Rooms: 8
Property Type: Townhouse (Res)
Land Size: 325 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,815,000
Median Unit Price
December quarter 2023: \$1,050,000

Comparable Properties

2b Kelba St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$1,800,000
Method: Private Sale
Date: 17/10/2023
Property Type: Townhouse (Res)



3/18 Rangeview Gr BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$1,750,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Townhouse (Res)
Land Size: 220 sqm approx

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.

Account - Marshall White | P: 03 9822 9999