

# 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

2/2 Erne 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 \$800,000 & \$880,000

### Median sale price

Median price \$850,000 Property Type Unit Suburb Balwyn

Period - From 01/07/2023 to 30/09/2023 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 | 3/9 Louise Av MONT ALBERT 3127       | \$870,000 | 11/11/2023   |
| 2 | 4/10 Norfolk Rd SURREY HILLS 3127    | \$845,000 | 11/11/2023   |
| 3 | 3/6 Arnott St MONT ALBERT NORTH 3129 | \$780,000 | 25/11/2023   |

**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:

10/01/2024 12:27



 3    2    2

**Rooms:** 8  
**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Unit Price**  
September quarter 2023: \$850,000

## Comparable Properties



**3/9 Louise Av MONT ALBERT 3127 (REI/VG)**   Agent Comments

 2    1    1

**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Unit



**4/10 Norfolk Rd SURREY HILLS 3127 (REI)**   Agent Comments

 2    1    1

**Price:** \$845,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Unit



**3/6 Arnott St MONT ALBERT NORTH 3129 (REI)**   Agent Comments

 2    1    1

**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Unit

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