

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 Raynes Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$961,500 Property Type Unit Suburb Balwyn

Period - From 01/04/2023 to 30/06/2023 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	2/13 Scheele St SURREY HILLS 3127	\$620,000	14/04/2023
2	3/4 Langford St SURREY HILLS 3127	\$590,000	27/03/2023
3	1/4 Langford St SURREY HILLS 3127	\$578,000	27/05/2023

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:

27/09/2023 09:44



Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

June quarter 2023: \$961,500

Comparable Properties



2/13 Scheele St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$620,000

Method: Private Sale

Date: 14/04/2023

Property Type: Unit



3/4 Langford St SURREY HILLS 3127 (VG) Agent Comments



Price: \$590,000

Method: Sale

Date: 27/03/2023

Property Type: Flat/Unit/Apartment (Res)



1/4 Langford St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$578,000

Method: Auction Sale

Date: 27/05/2023

Rooms: 4

Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017