

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

2/20 Brenbeal Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$1,500,000

Property Type Townhouse

Suburb Balwyn

Period - From 12/07/2022

to 11/07/2023

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	2/198 Belmore Rd BALWYN 3103	\$1,630,000	14/05/2023
2	2/6 Parring Rd BALWYN 3103	\$1,480,000	13/04/2023
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:

12/07/2023 09:37



3 2 2

Rooms: 6

Property Type: House

Agent Comments

Nick O'Halloran

9831 2819

0430 345 086

nickohalloran@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median Townhouse Price

12/07/2022 - 11/07/2023: \$1,500,000

Comparable Properties



2/198 Belmore Rd BALWYN 3103 (REI)

Agent Comments

4 3 2

Price: \$1,630,000

Method: Private Sale

Date: 14/05/2023

Property Type: Townhouse (Res)



2/6 Parring Rd BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,480,000

Method: Sold Before Auction

Date: 13/04/2023

Property Type: Townhouse (Res)

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 - Jellis Craig | P: 98305966