

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 2/35 Kenny Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,520,000 Property Type Townhouse Suburb Balwyn North

Period - From 27/05/2023 to 26/05/2024 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	3/35 Kenny St BALWYN NORTH 3104	\$1,588,000	20/04/2024
2	1/45 Rostrevor Pde MONT ALBERT NORTH 3129	\$1,700,000	09/03/2024
3	3/229 Belmore Rd BALWYN NORTH 3104	\$1,550,800	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: 27/05/2024 16:27