

# 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 2/60-64 Sweyn Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

### Median sale price

Median price \$1,131,000 Property Type Unit Suburb Balwyn North

Period - From 01/07/2022 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	63a Sweyn St BALWYN NORTH 3104	\$1,118,000	13/07/2023
2	27 Sewell St MONT ALBERT NORTH 3129	\$1,062,500	05/08/2023
3	1/16 Box Hill Cr MONT ALBERT NORTH 3129	\$970,000	03/06/2023

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: 11/10/2023 13:18



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  2

**Rooms:** 6  
**Property Type:** Townhouse (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$980,000 - \$1,050,000  
**Median Unit Price**  
 Year ending June 2023: \$1,131,000

## Comparable Properties



63a Sweyn St BALWYN NORTH 3104 (REI/VG) Agent Comments

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**Price:** \$1,118,000  
**Method:** Private Sale  
**Date:** 13/07/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 289 sqm approx



27 Sewell St MONT ALBERT NORTH 3129 (REI) Agent Comments

 3   
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  1

**Price:** \$1,062,500  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)  
**Land Size:** 223 sqm approx



1/16 Box Hill Cr MONT ALBERT NORTH 3129 (REI/VG) Agent Comments

 3   
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  2

**Price:** \$970,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** Unit

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