

# 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 Marock Place, 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 \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,985,000 Property Type House 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	11 Pretoria St DEEPDENE 3103	\$3,011,000	16/06/2023
2	39 Maling Rd CANTERBURY 3126	\$2,700,000	14/08/2023
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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: 03/10/2023 16:53



**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 594 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
June quarter 2023: \$2,985,000

## Comparable Properties



11 Pretoria St DEEPPDENE 3103 (REI)

Agent Comments



**Price:** \$3,011,000  
**Method:** Auction Sale  
**Date:** 16/06/2023  
**Property Type:** House (Res)  
**Land Size:** 673 sqm approx



39 Maling Rd CANTERBURY 3126 (REI)

Agent Comments



**Price:** \$2,700,000  
**Method:** Sold Before Auction  
**Date:** 14/08/2023  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx

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.