

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

28 Grey Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,800,000 & \$3,050,000

Median sale price

Median price \$2,965,000 Property Type House Suburb Balwyn

Period - From 01/10/2023 to 31/12/2023 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 | 47 Metung St BALWYN 3103 | \$3,222,000 | 02/12/2023 |
| 2 | 8 Walbundry Av BALWYN NORTH 3104 | \$3,200,000 | 23/11/2023 |
| 3 | 11 Aylmer St BALWYN NORTH 3104 | \$2,910,000 | 13/12/2023 |

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:

31/01/2024 15:23



 5
  2
  2

Property Type: House

Land Size:

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,050,000

Median House Price

December quarter 2023: \$2,965,000

Comparable Properties



47 Metung St BALWYN 3103 (REI)

Agent Comments

 4
  2
  2

Price: \$3,222,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 740 sqm approx



8 Walbundry Av BALWYN NORTH 3104 (REI)

Agent Comments

 5
  3
  2

Price: \$3,200,000

Method: Sold Before Auction

Date: 23/11/2023

Property Type: House (Res)

Land Size: 836 sqm approx



11 Aylmer St BALWYN NORTH 3104 (REI)

Agent Comments

 4
  2
  2

Price: \$2,910,000

Method: Sold Before Auction

Date: 13/12/2023

Property Type: House (Res)

Land Size: 822 sqm approx

Account - Marshall White | P: 03 9822 9999