Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	3/3 King Street, Balwyn Vic 3103
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$895,000	Pro	perty Type	Unit		Suburb	Balwyn
Period - From	10/10/2022	to	09/10/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	6/20 Jurang St BALWYN 3103	\$880,000	09/09/2023
2	4/9 Iramoo St BALWYN 3103	\$850,000	17/08/2023
3	3/84 Rochester Rd BALWYN 3103	\$820,000	14/06/2023

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:	10/10/2023 09:35



Date of sale









Property Type: Unit Agent Comments

Tim Heavyside 94703390 0403020404 tim@heavyside.co

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** 10/10/2022 - 09/10/2023: \$895,000

Comparable Properties



6/20 Jurang St BALWYN 3103 (REI)

-2





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Price: \$880.000 Method: Auction Sale Date: 09/09/2023 Property Type: Unit

Agent Comments



4/9 Iramoo St BALWYN 3103 (REI/VG)

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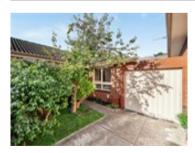




Price: \$850,000

Method: Sold Before Auction

Date: 17/08/2023 Property Type: Unit Agent Comments



3/84 Rochester Rd BALWYN 3103 (REI/VG)





Price: \$820,000

Method: Sold Before Auction

Date: 14/06/2023 Property Type: Unit **Agent Comments**

Account - Heavyside



