

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

3/3 King Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$895,000 Property 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	Price	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

3/3 King Street, Balwyn Vic 3103

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 2  1  1

Property Type: Unit
Agent Comments

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)

Agent Comments

 2  1  1

Price: \$880,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit



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

Agent Comments

 2  1  1

Price: \$850,000
Method: Sold Before Auction
Date: 17/08/2023
Property Type: Unit



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

Agent Comments

 2  1  1

Price: \$820,000
Method: Sold Before Auction
Date: 14/06/2023
Property Type: Unit

Account - Heavyside



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