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 Including suburb and postcode	3/33 Kireep Road, Balwyn Vic 3103

Indicative selling price

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

Range between	\$1,800,000	&	\$1,980,000
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Median sale price

Median price	\$1,500,000	Pro	perty Type T	ownhouse		Suburb	Balwyn
Period - From	06/09/2022	to	05/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	3/11 Iramoo St BALWYN 3103	\$1,700,000	24/06/2023
2	2a Carson Av MONT ALBERT 3127	\$2,120,000	22/06/2023
3			

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.

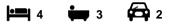
This Statement of Information was prepared on:	06/09/2023 13:59



Date of sale







Property Type: Townhouse Land Size: 219 sqm approx **Agent Comments**

Indicative Selling Price \$1,800,000 - \$1,980,000 **Median Townhouse Price** 06/09/2022 - 05/09/2023: \$1,500,000

Comparable Properties



3/11 Iramoo St BALWYN 3103 (REI)

Price: \$1,700,000 Method: Private Sale Date: 24/06/2023

Property Type: Townhouse (Single)

Agent Comments



2a Carson Av MONT ALBERT 3127 (REI)



Price: \$2,120,000 Method: Private Sale

Date: 22/06/2023 Property Type: House Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



