

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

3/33 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

Median sale price

Median price \$1,500,000

Property Type Townhouse

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 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	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



4 3 2

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)

Agent Comments

4 4 2

Price: \$1,700,000

Method: Private Sale

Date: 24/06/2023

Property Type: Townhouse (Single)



2a Carson Av MONT ALBERT 3127 (REI)

Agent Comments

4 3 2

Price: \$2,120,000

Method: Private Sale

Date: 22/06/2023

Property Type: House

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