

# 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 3/66 Sweyn Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,265,000

### Median sale price

Median price \$1,535,250 Property Type Townhouse Suburb Balwyn North

Period - From 02/04/2023 to 01/04/2024 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	2/60 Sweyn St BALWYN NORTH 3104	\$1,215,000	11/11/2023
2	5/38 Frederick St DONCASTER 3108	\$1,210,000	26/10/2023
3	1/32-34 Winfield Rd BALWYN NORTH 3104	\$1,201,000	28/10/2023

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: 02/04/2024 15:28



3 2 2

**Property Type:** Townhouse

**Land Size:** 229 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,265,000

**Median Townhouse Price**

02/04/2023 - 01/04/2024: \$1,535,250

## Comparable Properties



2/60 Sweyn St BALWYN NORTH 3104 (VG)

Agent Comments

3 - -

**Price:** \$1,215,000

**Method:** Sale

**Date:** 11/11/2023

**Property Type:** Flat/Unit/Apartment (Res)



5/38 Frederick St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,210,000

**Method:** Sold Before Auction

**Date:** 26/10/2023

**Property Type:** Townhouse (Res)



1/32-34 Winfield Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 3

**Price:** \$1,201,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Townhouse (Res)

Account - VICPROP