Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/1 Bevan Street, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	n \$480,000		&		\$528,000			
Median sale p	rice							
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/33 Gordon St BALWYN 3103	\$560,000	09/09/2023
2	6/48 Weir St BALWYN 3103	\$525,000	18/09/2023
3	8/1 Bevan St BALWYN 3103	\$422,500	11/05/2023

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:

04/12/2023 15:40









Property Type: Apartment Agent Comments

Indicative Selling Price \$480,000 - \$528,000 **Median Unit Price** September quarter 2023: \$850,000

Comparable Properties



4/33 Gordon St BALWYN 3103 (REI) **1** 1 2

Price: \$560,000

Method: Auction Sale Date: 09/09/2023 Property Type: Unit

Agent Comments

Agent Comments

6/48 Weir St BALWYN 3103 (REI/VG)





Method: Private Sale Date: 18/09/2023 Property Type: Apartment

8/1 Bevan St BALWYN 3103 (REI/VG)



Agent Comments



Price: \$422,500 Method: Private Sale Date: 11/05/2023 Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



propertydata

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