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

4/30 Relowe Crescent, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,850,000		&		\$2,035,000				
Median sale price									
Median price	\$2,965,000	Pro	Property Type		House		Suburb	Balwyn	
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	2/5 Dunure Ct BALWYN 3103	\$2,068,000	27/10/2023
2	2/33 Kireep Rd BALWYN 3103	\$2,030,000	21/10/2023
3	3/33 Kireep Rd BALWYN 3103	\$2,000,000	12/10/2023

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:

29/02/2024 11:08



Nelson Alexander





Property Type: Agent Comments Indicative Selling Price \$1,850,000 - \$2,035,000 Median House Price December quarter 2023: \$2,965,000

Comparable Properties

2/5 Dunure Ct BALWYN 3103 (REI/VG) 4 3 2 Price: \$2,068,000 Method: Private Sale Date: 27/10/2023 Property Type: Townhouse (Single)	Agent Comments
2/33 Kireep Rd BALWYN 3103 (REI/VG) 4 3 2 Price: \$2,030,000 Method: Private Sale Date: 21/10/2023 Property Type: Townhouse (Res)	Agent Comments
3/33 Kireep Rd BALWYN 3103 (REI/VG) 4 3 2 Price: \$2,000,000 Method: Private Sale Date: 12/10/2023 Property Type: Townhouse (Res) Land Size: 219 sqm approx	Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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