## 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

4/31 Kireep Road, Balwyn Vic 3103

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$2,000,000		8		\$2,200,000			
Median sale p	rice							
Median price	\$2,970,000	Pro	operty Type	Hou	se		Suburb	Balwyn
Period - From	25/03/2023	to	24/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	2/51 Narrak Rd BALWYN 3103	\$2,210,000	14/03/2024
2	205 Belmore Rd BALWYN NORTH 3104	\$2,100,000	02/01/2024
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:

25/03/2024 20:39



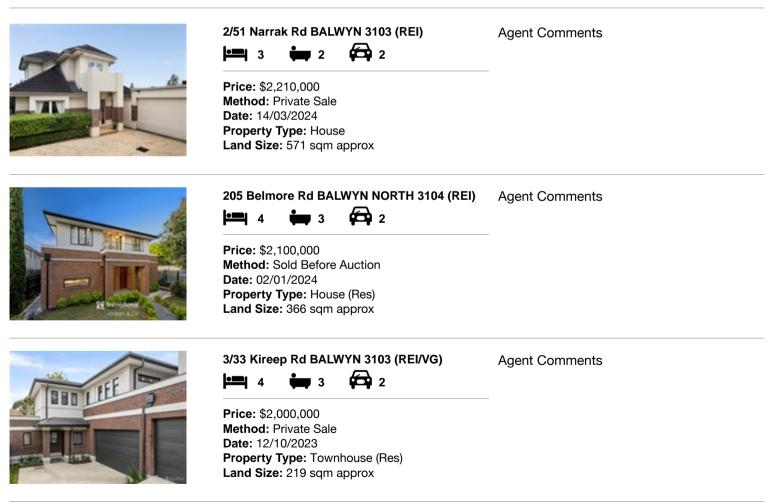






Rooms: 6 Property Type: townhouse Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price 25/03/2023 - 24/03/2024: \$2,970,000

# **Comparable Properties**



#### Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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