

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 consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,970,000 Property Type House Suburb Balwyn

Period - From 25/03/2023 to 24/03/2024 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	2/51 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



4 3 2

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



2/51 Narrak Rd BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$2,210,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 571 sqm approx



205 Belmore Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$2,100,000
Method: Sold Before Auction
Date: 02/01/2024
Property Type: House (Res)
Land Size: 366 sqm approx



3/33 Kireep Rd BALWYN 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Private Sale
Date: 12/10/2023
Property Type: Townhouse (Res)
Land Size: 219 sqm approx

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