

# 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

4/4 Parring Road, Balwyn Vic 3103

### Indicative selling price

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

Range between \$1,380,000 & \$1,510,000

### Median sale price

Median price \$1,700,000 Property Type Townhouse Suburb Balwyn

Period - From 09/01/2023 to 08/01/2024 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	2/20 Brenbeal St BALWYN 3103	\$1,580,000	05/08/2023
2	1/48 Northcote Av BALWYN 3103	\$1,436,000	14/10/2023
3	1/13 Terry St DEEPDENE 3103	\$1,400,000	13/12/2023

**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:

09/01/2024 13:14

4/4 Parring Road, Balwyn Vic 3103



Nick O'Halloran  
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**Indicative Selling Price**

\$1,380,000 - \$1,510,000

**Median Townhouse Price**

09/01/2023 - 08/01/2024: \$1,700,000



**Rooms:** 4

**Property Type:** Unit (Res)

Agent Comments

## Comparable Properties



2/20 Brenbeal St BALWYN 3103 (REI/VG)

Agent Comments



**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** Townhouse (Res)



1/48 Northcote Av BALWYN 3103 (REI)

Agent Comments



**Price:** \$1,436,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Unit



1/13 Terry St DEEPDENE 3103 (REI)

Agent Comments



**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** Unit

Account - Jellis Craig | P: 98305966



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