

## 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 DEE STREET BALWYN VIC 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,076,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

1/5 DUMBLANE STREET BALWYN NORTH VIC 3104	\$1,628,000	12-May-24
3/35 KENNY STREET BALWYN NORTH VIC 3104	\$1,588,000	17-Apr-24
2/11 IRAMOO STREET BALWYN VIC 3103	\$1,700,000	27-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 11 July 2024



**1/5 DUMBLANE STREET BALWYN  
NORTH VIC 3104**

Sold Price

<sup>RS</sup>

**\$1,628,000**

Sold Date

**12-May-24**

3 2 2

Distance

**1.74km**



**3/35 KENNY STREET BALWYN  
NORTH VIC 3104**

Sold Price

**\$1,588,000**

Sold Date

**17-Apr-24**

4 3 2

Distance

**1.42km**



**2/11 IRAMOO STREET BALWYN VIC  
3103**

Sold Price

**\$1,700,000**

Sold Date

**27-Apr-24**

3 2 2

Distance

**1.04km**

RS = Recent sale

UN = Undisclosed Sale

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