

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

47 Metung Street, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$3,240,250

Property Type House

Suburb Balwyn

Period - From 01/07/2023

to 30/09/2023

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	53 Gordon St BALWYN 3103	\$3,000,000	22/06/2023
2	6 Austin St BALWYN 3103	\$2,970,000	12/08/2023
3	9 Terry St DEEPDENE 3103	\$2,914,000	20/05/2023

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:

23/10/2023 21:27



Rooms: 8

Property Type: House

Land Size: 740 sqm approx

Comparable Properties



53 Gordon St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$3,000,000

Method: Sold Before Auction

Date: 22/06/2023

Property Type: House (Res)

Land Size: 602 sqm approx



6 Austin St BALWYN 3103 (REI)

Agent Comments



Price: \$2,970,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 683 sqm approx



9 Terry St DEEPDENE 3103 (REI/VG)

Agent Comments



Price: \$2,914,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 737 sqm approx