

# 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

6/3 Boston 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 \$680,000 & \$730,000

### Median sale price

Median price \$887,000 Property Type Unit Suburb Balwyn

Period - From 17/07/2022 to 16/07/2023 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	105/828 Burke Rd CAMBERWELL 3124	\$750,000	02/02/2023
2	115/201 Whitehorse Rd BALWYN 3103	\$700,000	20/04/2023
3	G08/1045 Burke Rd HAWTHORN EAST 3123	\$675,000	22/05/2023

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:

17/07/2023 14:26



3   1   1

**Rooms:** 4

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$680,000 - \$730,000

**Median Unit Price**

17/07/2022 - 16/07/2023: \$887,000

## Comparable Properties



**105/828 Burke Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 02/02/2023

**Property Type:** Apartment



**115/201 Whitehorse Rd BALWYN 3103 (REI)**

Agent Comments

2   2   1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 20/04/2023

**Property Type:** Apartment



**G08/1045 Burke Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

2   1   1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 22/05/2023

**Property Type:** Apartment

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