

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

8/7 KIREEP ROAD BALWYN VIC 3103

Indicative selling price

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

Single Price

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,076,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Jun 2023

to

31 May 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

4/4 PARRING ROAD BALWYN VIC 3103	\$1,480,000	07-Feb-24
4/529 WHITEHORSE ROAD SURREY HILLS VIC 3127	\$1,300,000	16-Mar-24
3/34 YERRIN STREET BALWYN VIC 3103	\$998,000	15-Mar-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: 22 June 2024



4/4 PARRING ROAD BALWYN VIC 3103 Sold Price **\$1,480,000** Sold Date **07-Feb-24**

3 1 2

Distance **0.33km**



4/529 WHITEHORSE ROAD SURREY HILLS VIC 3127 Sold Price **\$1,300,000** Sold Date **16-Mar-24**

3 2 2

Distance **0.34km**



3/34 YERRIN STREET BALWYN VIC 3103 Sold Price **\$998,000** Sold Date **15-Mar-24**

2 2 -

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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