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	3/3 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~~		or range between	$510,000	&	$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$998,000	Property type	Unit	Suburb	Balwyn
Period-from	09 May 2024	to	09 Nov 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
5/37 NARRAK ROAD BALWYN VIC 3103	$540,000	11-Oct-24
6/11 YONGA ROAD BALWYN VIC 3103	$520,000	01-Aug-24
20/47 YERRIN STREET BALWYN VIC 3103	$550,000	06-Sep-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: 09 November 2024