



# Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
4/3-5 Kireep Road,  
BALWYN

2 1 1 1

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$480,000 - \$528,000**



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# Ross-Hunt

real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

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# 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

4/3-5 Kireep 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 \$480,000 & \$528,000

### Median sale price

Median price \$890,000 Property Type Unit Suburb Balwyn

Period - From 31/03/2019 to 30/03/2020 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	12/3-5 Kireep Rd BALWYN 3103	\$585,000	07/12/2019
2	10/34 Weir St BALWYN 3103	\$535,000	31/10/2019
3	23/3-5 Kireep Rd BALWYN 3103	\$535,000	12/10/2019

**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:

31/03/2020 14:56



**Property Type:** Flat

**Land Size:** 3571.31 sqm approx

Agent Comments

## Comparable Properties



**12/3-5 Kireep Rd BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$585,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** Unit



**10/34 Weir St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$535,000

**Method:** Private Sale

**Date:** 31/10/2019

**Property Type:** Apartment



**23/3-5 Kireep Rd BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$535,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** Unit