

# 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

3/2A Koonung Street, Balwyn North Vic 3104

### Indicative selling price

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

Range between \$820,000 & \$900,000

### Median sale price

Median price \$1,060,000 Property Type Unit Suburb Balwyn North

Period - From 01/01/2020 to 31/12/2020 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	20 Dion St DONCASTER 3108	\$885,000	31/10/2020
2	2/18 Orchard Cr MONT ALBERT NORTH 3129	\$885,000	02/08/2020
3	2/34 Westwood Dr BULLEEN 3105	\$825,000	20/10/2020

**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:

28/01/2021 14:39



**Property Type:** Unit

**Land Size:** 484 approx sqm  
approx

Agent Comments

## Comparable Properties



**20 Dion St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$885,000

**Method:** Auction Sale

**Date:** 31/10/2020

**Property Type:** Unit

**Land Size:** 286 sqm approx



**2/18 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)**

Agent Comments



**Price:** \$885,000

**Method:** Private Sale

**Date:** 02/08/2020

**Property Type:** Unit



**2/34 Westwood Dr BULLEEN 3105 (REI/VG)**

Agent Comments



**Price:** \$825,000

**Method:** Private Sale

**Date:** 20/10/2020

**Property Type:** Unit

**Land Size:** 308 sqm approx