

# 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 57 Nungerner Street, 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 \$2,550,000 & \$2,805,000

### Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn

Period - From 01/10/2020 to 31/12/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

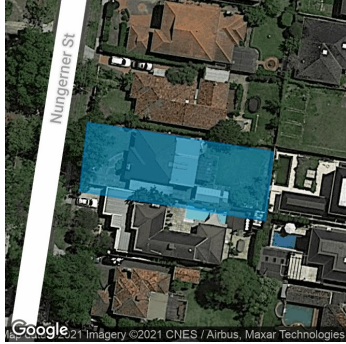
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Kitchener St DEEPDENE 3103	\$2,705,000	27/03/2021
2	127 Gordon St BALWYN 3103	\$2,700,000	01/04/2021
3	59 Nungerner St BALWYN 3103	\$2,445,500	19/12/2020

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: 13/04/2021 10:43



 3    2    1

**Property Type:** auction  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,550,000 - \$2,805,000  
**Median House Price**  
December quarter 2020: \$2,300,000

## Comparable Properties



**9 Kitchener St DEEPDENE 3103 (REI)**

**Agent Comments**

 4    1    2

**Price:** \$2,705,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)



**127 Gordon St BALWYN 3103 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$2,700,000  
**Method:** Auction Sale  
**Date:** 01/04/2021  
**Property Type:** Flat  
**Land Size:** 650 sqm approx



**59 Nungerner St BALWYN 3103 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$2,445,500  
**Method:** Auction Sale  
**Date:** 19/12/2020  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx