

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

3/11 Iramoo Street, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,122,500 Property Type Unit Suburb Balwyn

Period - From 01/07/2021 to 30/09/2021 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	2/24 Jersey St BALWYN 3103	\$1,850,000	04/10/2021
2	308a Whitehorse Rd BALWYN 3103	\$1,790,000	29/10/2021
3	5/27 Faversham Rd CANTERBURY 3126	\$1,775,000	29/10/2021

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:

22/11/2021 21:22

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Indicative Selling Price
\$1,700,000 - \$1,850,000

Median Unit Price

September quarter 2021: \$1,122,500



4 4 2

Property Type: House

Agent Comments

Comparable Properties



2/24 Jersey St BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$1,850,000

Method: Private Sale

Date: 04/10/2021

Property Type: Townhouse (Single)

308a Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

- - -

Price: \$1,790,000

Method: Auction Sale

Date: 29/10/2021

Property Type: Townhouse (Res)



5/27 Faversham Rd CANTERBURY 3126 (REI)

Agent Comments

4 3 2

Price: \$1,775,000

Method: Sold Before Auction

Date: 29/10/2021

Property Type: Townhouse (Res)

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