

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

27 Sevenoaks Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,750,000 & \$3,025,000

Median sale price

Median price \$2,837,500 Property Type House Suburb Balwyn

Period - From 01/07/2022 to 30/09/2022 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 Hatfield St BALWYN NORTH 3104	\$3,048,000	15/10/2022
2	45 Kitchener St DEEPDENE 3103	\$2,970,000	29/10/2022
3	8 Morris St BALWYN NORTH 3104	\$2,882,000	19/10/2022

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:

07/11/2022 12:55



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 805 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000 - \$3,025,000
Median House Price
September quarter 2022: \$2,837,500

Comparable Properties



9 Hatfield St BALWYN NORTH 3104 (REI)

Agent Comments

5 3 2

Price: \$3,048,000
Method: Auction Sale
Date: 15/10/2022
Property Type: House (Res)
Land Size: 808 sqm approx



45 Kitchener St DEEPDENE 3103 (REI)

Agent Comments

3 1 1

Price: \$2,970,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 702 sqm approx



8 Morris St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,882,000
Method: Auction Sale
Date: 19/10/2022
Property Type: House (Res)
Land Size: 690 sqm approx

Account - Jellis Craig | P: 98305966