

## 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

106 GORDON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,800,000

&

\$2,900,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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 6 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

151 GORDON STREET BALWYN VIC 3103	\$2,400,000	22-Jun-24
14 NUNGERNER STREET BALWYN VIC 3103	\$2,751,000	16-Mar-24
1 JOHN STREET BALWYN VIC 3103	\$2,868,000	12-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 24 June 2024

Jessica Chin

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M 0423213443

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**151 GORDON STREET BALWYN VIC 3103** Sold Price <sup>RS</sup> **\$2,400,000** Sold Date **22-Jun-24**

3 1 2

Distance **0.4km**



**14 NUNGERNER STREET BALWYN VIC 3103** Sold Price **\$2,751,000** Sold Date **16-Mar-24**

4 2 2

Distance **0.51km**



**1 JOHN STREET BALWYN VIC 3103** Sold Price **\$2,868,000** Sold Date **12-Mar-24**

4 2 1

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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Single Price

or range  
between

\$2,800,000

&

\$2,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$3,050,000

Property type

House

Suburb

Balwyn

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

Address of comparable property	Price	Date of sale
16 GREY STREET BALWYN VIC 3103	\$2,880,500	27-Apr-24

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 6 months.

This Statement of Information was prepared on: 24 June 2024

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**16 GREY STREET BALWYN VIC  
3103**

Sold Price <sup>RS</sup> **\$2,880,500** Sold Date **27-Apr-24**



Distance **1.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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