Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

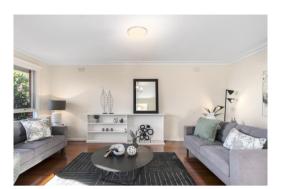
Property of	ered for	sale											
Address Including suburb and postcode		4/9 Vauxhall Road, Balwyn Vic 3103											
ndicative selling price													
For the meani	For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$720,000				&		\$780,000							
Median sale price													
Median pri	se \$828,50	00	Pro	operty Type	Unit			Sub	urb	Balwyn			
Period - Fro	m 01/04/2	2024	to	31/03/2025		Sc	urce	REI	/				
Comparable property sales (*Delete A or B below as applicable)													
mont	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									Pr	ice		Date of sale	
1													
2													
3													
OR													
				epresentativ wo kilometre								e comparable nths.	
	This Statement of Information was prepared on:									18/06/2025 11:54			





Franca Katsaris 03 9830 0990 0417 017 146 fkatsaris@hamkerrproperty.com.au

Indicative Selling Price \$720,000 - \$780,000 Median Unit Price Year ending March 2025: \$828,500





Comparable Properties

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.

Account - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983



