

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

96 Rochester Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$4,500,000

&

\$4,950,000

Median sale price

Median price \$2,705,000

Property Type House

Suburb Balwyn

Period - From 01/10/2021

to 31/12/2021

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	46 Yongala St, Balwyn, Vic 3103, Australia	\$4,880,000	14/12/2021
2	12 Kalimna St, Balwyn, Vic 3103, Australia	\$4,608,000	03/12/2021
3	30 Elliott Av BALWYN 3103	\$4,500,000	24/02/2022

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:

08/03/2022 10:23



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Property Type: House
Land Size: 705 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,950,000
Median House Price
December quarter 2021: \$2,705,000

Comparable Properties

46 Yongala St, Balwyn, Vic 3103, Australia (REI)

Agent Comments

- - -

Price: \$4,880,000
Method:
Date: 14/12/2021
Property Type: House

12 Kalimna St, Balwyn, Vic 3103, Australia (REI)

Agent Comments

- - -

Price: \$4,608,000
Method:
Date: 03/12/2021
Property Type: House



30 Elliott Av BALWYN 3103 (REI)

Agent Comments

5 5 4

Price: \$4,500,000
Method: Private Sale
Date: 24/02/2022
Property Type: House
Land Size: 676 sqm approx

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