

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Maranoa Close Retirement Village

This statement of information has been prepared according to the guidelines set down by Consumer Affairs Victoria.

Intending purchasers need to be aware that an Owners Corporation and Retirement Village Management Contract apply to this property, which carry certain fees and obligations and need to be taken into account when considering comparable property sale prices.

This property offered for sale may only be of similar structure and size to those shown for comparison purposes.

Property offered for sale

Address
Including suburb and
postcode

Unit 38/ 2A Kireep Road, Balwyn, Vic, 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$415,000 & \$445,000

Median sale price

Median price \$720,000 Property type *Two bedroom unit* Suburb Balwyn

Period - From Jan 2019 to Mar 2019 Source Property and Land Titles - Victoria

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 Unit 6/ 4 Swinton Ave, Kew, 3101	\$757,000	24/8/19
2 3/ 1275 Burke Rd, Kew, 3101	\$652,000	17/8/19
3 3/ 22 Highbury Gr, Kew, 3101	\$708,500	6/8/19

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: 15/9/19