

# Property Report

13 Freeman St Balwyn, Vic, 3103



Prepared by Graeme Vimpani  
for AlphaLoan Clients

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent.

Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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16 Poole Street, Burwood 3125

# Property Details for 13 Freeman St Balwyn

Lot/Plan Number: 51/LP9182  
Area: 656.50  
Melway Map Ref: MELWAY (46C6)  
Planning Zone Number: 206  
Overlay Zone:

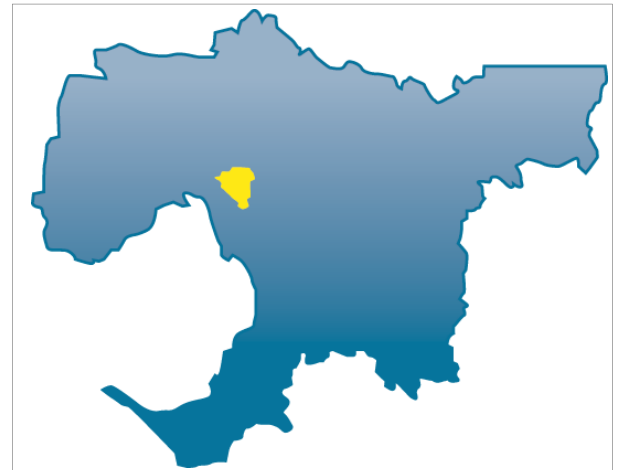
Municipality: Boroondara  
Perimeter: 115.7670  
Planning Scheme Zone: ZN  
Planning Zone: R1Z



# Demographic profile for Balwyn

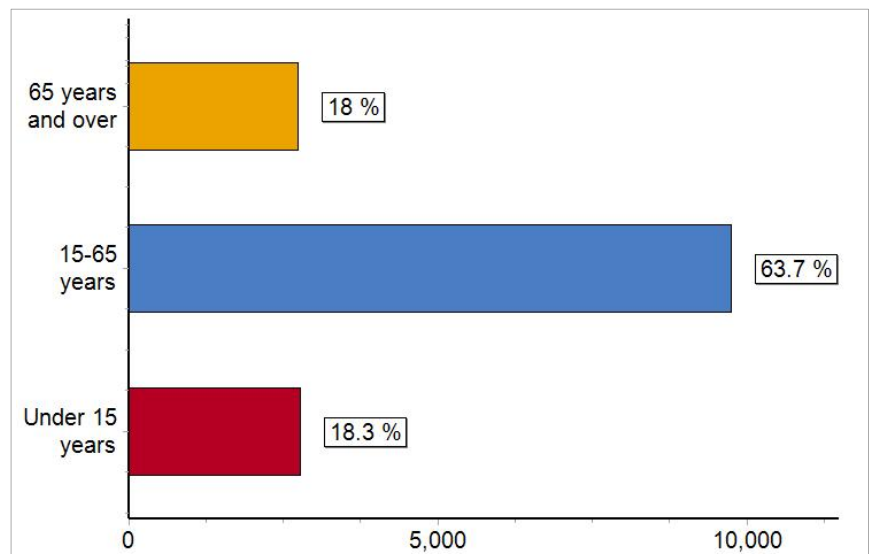
Balwyn is located 10 km east of the CBD. Balwyn is a predominately residential suburb nestled between Burke and Belmore Rds in Melbourne's east. Balwyn has large tracts of public open space scattered throughout the suburb. Whitehorse Road is one of the major commercial focuses of the area. The population is generally comprised of older affluent families, but there are also large numbers of elderly in Balwyn, reflecting the historic development of the suburb.

Suburb  
 Balwyn  
 Local Government Area  
 Boroondara  
 Median Age  
 41



Population  
 Under 15 years  
 15-65 years  
 65 years and over  
 Total

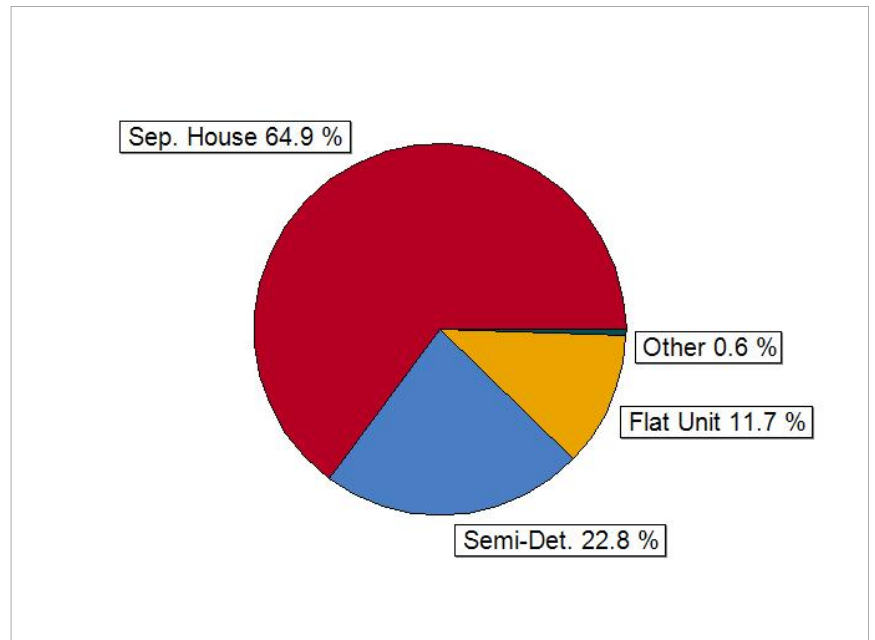
2805  
 9754  
 2753  
 15312



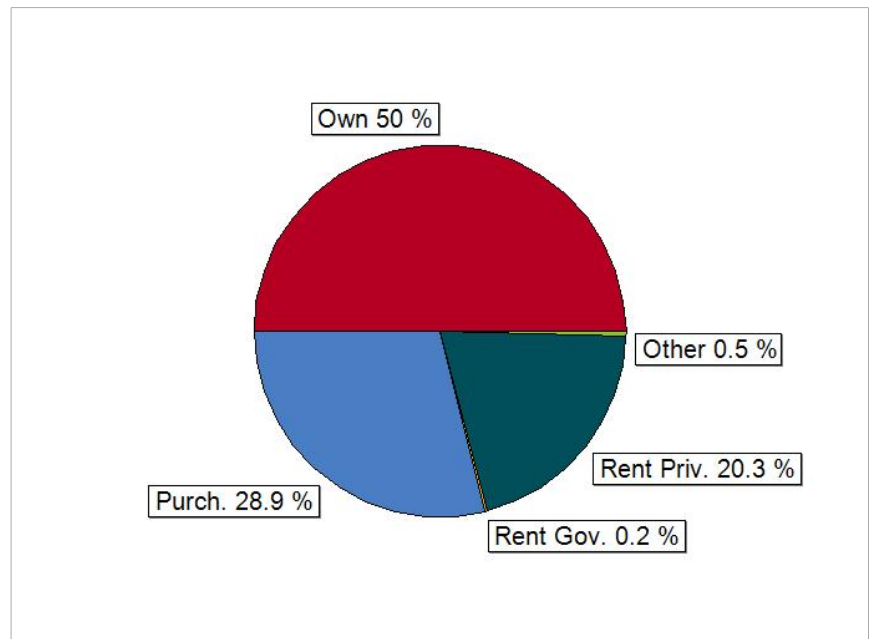
\*Based on the latest available data from the Australian Bureau of Statistics, Census 2006

## Demographic profile for Balwyn

Dwelling Type	
Separate house	3596
Semi-detached (row/terrace)	1263
Flat, unit or apartment	651
Other	33
Total	5545



Rent vs. Own	
Own	2681
Purchasing	1549
Rent government	12
Rent private	1089
Other	27

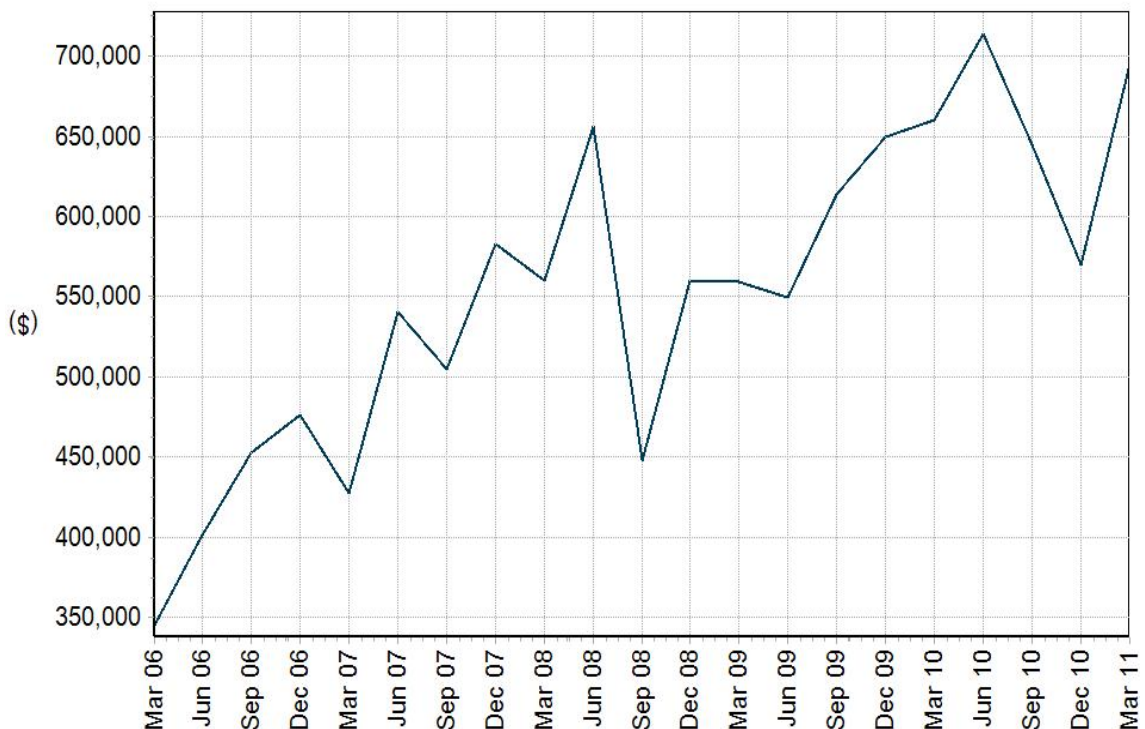
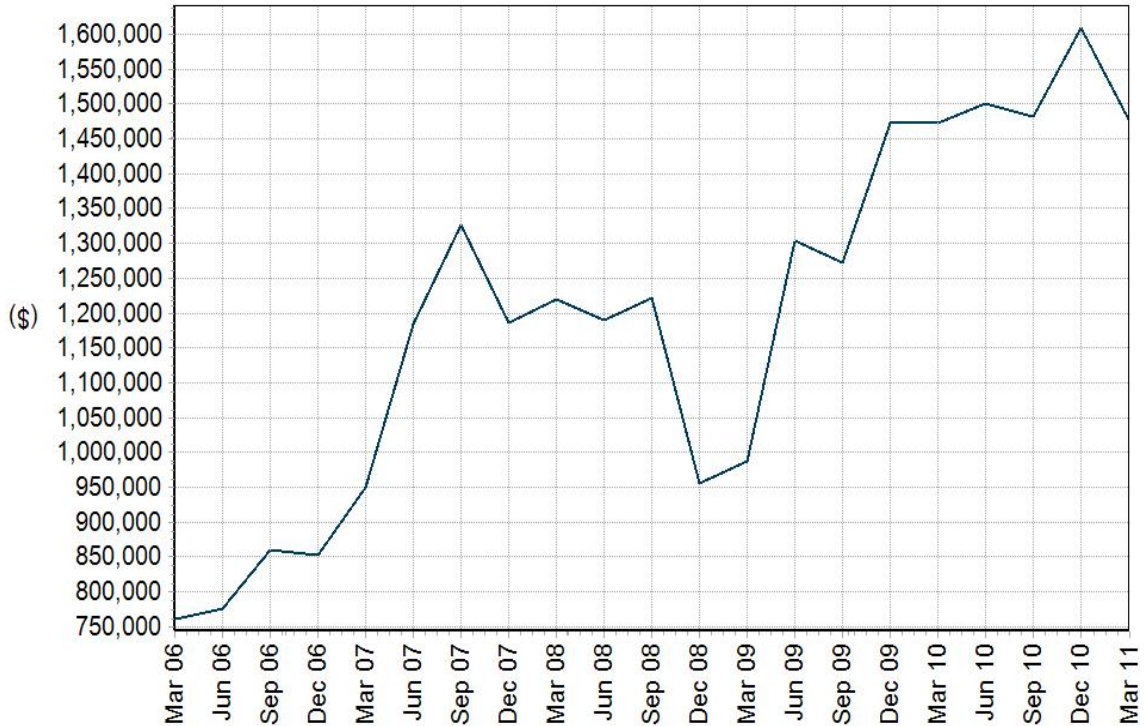


Median Loan Repayments & Income	
Monthly loan repayment	\$1,800
Weekly rent	\$250
Weekly individual income	\$572
Weekly family income	\$572
Weekly household income	\$1,321

\*Based on the latest available data from the Australian Bureau of Statistics, Census 2006

# Median prices for Balwyn

**MEDIAN PRICE:** This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.



# Comparable sales in Balwyn




## Search Criteria

Date is between 29/04/2010 and 29/04/2011  
 Property Type is one of House (Res)  
 Sale Type is one of Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale  
 Price is greater than \$700,000  
 Street Number is 13  
 Street(s) is one of the following Freeman  
 Street Type is Street  
 Surrounding Area of 1 Km  
 Suburb(s)/Postcode(s) is one of the following Balwyn  
 Data Source is REI



### 13 Paisley St BALWYN 3103 (REI)




Ideally situated within walking distance to Balwyn High School, shops, transport, parks and sporting grounds, this 4 bedroom residence offers an abundance of choices to all buyers. With its elevated street frontage and established gardens the original home comprises formal and family living, open kitchen and dining and garage. Endless potential and possibilities to either renovate or ...

    
 Price: \$ xxx,xxx  
 Method: Sold Before Auction  
 Date: 03/04/2011  
 Rooms: 7  
 Property Type: House (Res)  
 Land Size: 630 sqm



### 205 Balwyn Rd BALWYN NORTH 3104 (REI)




Facing Gordon Barnard Reserve and just steps from Hislop Park, buses and shops, this cream brick home has been meticulously maintained. Retaining the character features of high ceilings and decorative cornices, this 4 bedroom home offers brilliant potential for modernisation or extension (STCA) at your own pace as you enjoy the lifestyle benefits of this central position. ...

    
 Price: \$ xxx,xxx  
 Method: Auction Sale  
 Date: 02/04/2011  
 Rooms: 7  
 Property Type: House (Res)  
 Land Size: 729 sqm



### 17 Ellen St BALWYN 3103 (REI)

Flexible family space in a highly-coveted position near premier schools highlights this meticulously maintained 2-level residence secured on a large low-maintenance allotment blessed with northerly rear. A spacious 5 Bedroom floorplan features a vast, versatile Ballroom or Rumpus/Cinema complemented by ducted heating, air-conditioning, alarm and valet intercom. In the Balwyn High ...

    
 Price: \$ xxx,xxx  
 Method: Private Sale  
 Date: 28/03/2011  
 Rooms: 10  
 Property Type: House (Res)  
 Land Size: 770 sqm






### 5 Georgian Ct BALWYN 3103 (REI)

Perfectly positioned in a quiet, child friendly cul-de-sac in the area's most sought after position within a short stroll to trams, shopping, parkland and private school access. A substantial family home, ideally sited on a private garden allotment of 703sqm approximately. It offers a unique blend of grand formal rooms along with open plan kitchen, casual living/family area that spills out to ...

    
 Price: \$ xxx,xxx  
 Method: Private Sale  
 Date: 24/03/2011  
 Rooms: 7  
 Property Type: House  
 Land Size:



### 62A Yerrin St BALWYN 3103 (REI)

    
 Price: \$ xxx,xxx  
 Method: Auction Sale  
 Date: 19/03/2011  
 Rooms: 7  
 Property Type: House (Res)  
 Land Size: 309 sqm






### 9 Belmont Av BALWYN 3103 (REI)

In a most highly regarded, elevated position offering walking proximity to Balwyn shopping, Whitehorse Road trams and leading independent schools, this substantial 1960s residence presents gracious modern day accommodation with inviting scope for contemporary revival or construction of brand new family home (STCA). Elegantly comfortable throughout, a private north facing entertainers ...

 2  2  2  
Price: \$ xxx,xxx  
Method: Auction Sale  
Date: 19/03/2011  
Rooms: 6  
Property Type: House (Res)  
Land Size: 696 sqm






### 18 Hardwicke St BALWYN 3103 (REI) HAWTHORN

 2  -  -  
Price: \$ xxx,xxx  
Method: Private Sale  
Date: 09/03/2011  
Rooms: 6  
Property Type: House (Res)  
Land Size: 717 sqm



### 6 Highland Av BALWYN 3103 (REI)




Move straight into this delightful home and let immediate comfort and a prime position inspire your plans for the future. Sitting serenely in a quiet low-traffic pocket so that perfect peace accompanies Balwyn High School zoning and proximity to Village shops, transport and Boroondara Sports Complex, this comfortable 1950s home is an exciting discovery for home buyers, investors ...

 3  2  2  
Price: \$ xxx,xxx  
Method: Auction Sale  
Date: 05/03/2011  
Rooms: 5  
Property Type: House (Res)  
Land Size: 683 sqm



### 5 Knutsford St BALWYN 3103 (REI)




BALWYN/DEEPDENE An endearing classic in a highly-sought pocket, this home delivers the charm of yesteryear, comfort for today and exciting options for tomorrow. Blessed with a privileged position on one of the Golden Mile's most picturesque streets, delightful "Dunoon" highlights a quality, relaxed lifestyle nestled amidst secluded gardens and boasting far-reaching ...

 3  2  -  
Price: \$ xxx,xxx  
Method: Auction Sale  
Date: 26/02/2011  
Rooms: 7  
Property Type: House (Res)  
Land Size: 668 sqm



### 20 Nott St BALWYN 3103 (REI)




A perfect leafy location in the Balwyn High zone, close to parks, public transport options and Balwyn Village confirms the undeniable family appeal of this attractive, stylishly refurbished solid brick residence. Immaculately presented throughout, dark polished Red Ironbark boards enhance the light-filled ambience through entrance hall to elegant sitting room with gas-log fireplace ...

 4  1  2  
Price: \$ xxx,xxx  
Method: Auction Sale  
Date: 26/02/2011  
Rooms: 7  
Property Type: House (Res)  
Land Size: 832 sqm



### 33 Yongala St BALWYN 3103 (REI)



A magnificent statement in French Provincial grandeur with space and luxury reigning supreme, this executive masterpiece offers an exemplary lifestyle in esteemed Balwyn High School zone handy to Balwyn shops, tram, bus and recreational parklands. Handcrafted to exacting standards with an uncompromised attitude to sumptuous appointment, this sun-filled abode features 5 deluxe marble ...

 5  4  2  
Price: \$ xxx,xxx  
Method: Private Sale  
Date: 16/02/2011  
Rooms: 10  
Property Type: House (Res)  
Land Size: 766 sqm



### 14 Hardwicke St BALWYN 3103 (REI)




Classic, modern contemporary residence impeccably presented and beautifully decorated throughout offering substantial family living ideal for the most fastidious purchaser. This impressive home perfectly located off Whitehorse Road, walking distance/tram ride to many of Melbourne's leading public and private schools including Balwyn High School and shopping, restaurants, walking ...

 4  3  2  
Price: \$ xxx,xxx  
Method: Private Sale  
Date: 11/02/2011  
Rooms: 9  
Property Type: House  
Land Size: 719 sqm



**2 Kendari Av BALWYN NORTH 3104 (REI)**

This magnificent brand new home offers grandeur and luxury, within the sought after premium Balwyn High School zone. Elegance and style combine with superior finishes to create a stunning and spacious domain that will appeal to many. Expansive formal living area and private office are positioned either side of the grand entrance, with stylish designer kitchen, dining and living space ...

 5  4  2  
 Price: \$ xxx,xxx  
 Method: Private Sale  
 Date: 20/12/2010  
 Rooms: 10  
 Property Type: House (Res)  
 Land Size: 597 sqm



**17 Kaleno Vw BALWYN 3103 (REI)**

Offering fabulous contemporary lifestyle convenience close to leading schools, transport and Gordon Barnard Reserve, this substantial executive residence (28.5sq) presents impeccable family living in the Balwyn High School zone. Introduced by its exclusive contemporary cul-de-sac surroundings, Formal Living and Dining spaces precede Study, Informal Living/ Dining with fully ...

 4  2  2  
 Price: \$ xxx,xxx  
 Method: Private Sale  
 Date: 14/12/2010  
 Rooms: 9  
 Property Type: House (Res)  
 Land Size: 325 sqm

## Comparable sales in Freeman St

### Search Criteria

Date is between 29/04/2010 and 29/04/2011  
Property Type is one of House (Res)  
Sale Type is one of Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale  
Price is greater than \$700,000  
Street Number is 13  
Street(s) is one of the following Freeman  
Street Type is Street  
Surrounding Area of 1 Km  
Suburb(s)/Postcode(s) is one of the following Balwyn  
Data Source is REI



### 20 Freeman St BALWYN 3103 (REI)

Awaiting its next thrilling chapter, this endearing 1940s brick home lovingly maintained offers an outstanding opportunity to renovate or redevelop (STCA) on the sunny side of this popular street amidst excellent schools (Balwyn High School Zoning), Village shopping and cinema, city tram and Belmore Road bus. Supremely comfortable, immaculately presented and featuring ...

 3  1  1

Price: \$ xxx,xxx

Method: Private Sale

Date: 22/10/2010

Rooms: 6

Property Type: House

Land Size: 715 sqm

## On the market.

Currently for sale in Balwyn.



### BALWYN 2 Austin Street

A highly sought after opportunity is on offer with this 683sqm block, set in a first-class location only meters from Balwyns famed shopping strip incorporating cafes, restaurants and The Palace Theatre. Currently occupied by a 1930s cottage comprising three generous bedrooms, lounge room, separate dining, sunroom & rear garage with side ROW access. Predominately in original ...

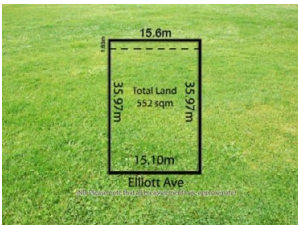
Price: Price Guide:  
\$1,150,000-\$1,160,000  
Rooms: 5, Bedrooms: 3  
Property Type: House



### BALWYN 59 Elliott Avenue

Not too many opportunities like this come up in such a coveted location, literally across the road from Balwyn High School and all the fabulous benefits that Balwyn and its surrounds have to offer! This lovely family home has formal living and dining, main bedroom with ensuite, large kitchen and family area, a great separate wing with 2 bedrooms and interconnecting family bathroom, ducted ...

Price: \$1,150,000 - \$1,265,000  
Rooms: 5, Bedrooms: 3  
Property Type: House



### BALWYN 62 Elliott Avenue

Situated right in the heart of the Balwyn High Zone this is an excellent opportunity to build your new home without delay. Perfectly positioned in this quiet location on a cleared site measuring 552 sqm (approx) this block is within walking distance to Balwyn High, North Balwyn primary, parks, shops and transport. Rarely do vacant sites become available make this an opportune time ...

Price: \$900,000 - \$990,000  
Rooms: 5, Bedrooms: 3  
Property Type: House



### BALWYN 22 Evelina Street

Magnificently perched above the treetops, this gorgeous home will impress with its huge elevated 1,239sqm approx allotment in a prime position. Spoilt from every outlook, whether it's the stunning views from the formal living, dining, master bedroom and terrace, or the heavenly gardens, pond and entertaining deck from the divine family and kitchen area. High ceilings, polished floorboards and ...

Price: \$1,495,000  
Rooms: 9, Bedrooms: 4  
Property Type: House



### BALWYN 28 Head Street

An attractive family opportunity is on offer in this 1950s timber home with ample room and opportunity to unleash your creativity by modernising and redecorating the home - capitalising on a popular Balwyn location or take advantage of the two street frontage corner allotment of 600m squared approximately. In a leafy tree-lined street with easy access to an array of excellent schools, parks ...

Price: \$1,050,000  
Rooms: 6, Bedrooms: 4  
Property Type: House



### BALWYN 14 Madang Avenue

Located at the end of a no through road and on an elevated ground, this is a great property for owner occupier to own, investors to reap future growth and/or sensational home site for development (all subject to council approval). The property has 3 bedrooms (one upstairs) plus study (or 4th bedroom) and serviced by 2 bathrooms. All bedrooms are well zoned for privacy and quietness. The ...

Price: FOR SALE \$950,000  
Rooms: 5, Bedrooms: 3  
Property Type: House



### BALWYN 9 Parring Road

In a superior setting just metres from Maranoa Gardens & Beckett Park, this double storey contemporary home of unexpectedly generous proportions offers immaculately presented family accommodation surrounded by an easily managed garden. A private water feature entry sets the scene for light filled interiors enjoying the lifestyle flexibility of formal, informal & teen entertaining zones ...

Price: ESR \$1,150,000 - \$1,250,000  
Rooms: 12, Bedrooms: 4  
Property Type: House



#### BALWYN 4 porter Road

On a substantial 940sqm (approx.) allotment offering a preferred N/S orientation with 20m frontage to this desirable location, its offering expansive family accommodation totaling in excess of 30 squares in a picturesque garden setting. This North-American inspired family home benefits from a thoughtfully zoned floor plan and a wonderfully quiet yet convenient location in the Balwyn ...

Price: 1,670,000-1,850,000  
Rooms: 0, Bedrooms: 5  
Property Type: House



#### BALWYN 3 Relowe Crescent

The quintessential family retreat on 1230 sqm (approx). Constructed over 3 levels, this magnificent contemporary home of substantial style and proportion presents unforgettable indoor/ outdoor lifestyle spaces amidst spectacular Dandenong Ranges views. 2 outdoor terraces (x1 wet bar/ BBQ), full flood lit tennis court and elevated, resort style deck with heated pool/ spa complement ...

Price: \$2,600,000  
Rooms: 10, Bedrooms: 4  
Property Type: House



#### BALWYN 511 Whitehorse Road

Zoned for Balwyn High School and located close to many highly desired amenities this classic 1930s Edwardian home is equally suitable for a home, office, or even home office! With 3 generous bedrooms and 2 zoned formal living areas there is plenty of potential. Updated and refreshed but still maintaining all the great classic features like leadlight windows, open fireplaces and timber ...

Price: \$1,200,000  
Rooms: 6, Bedrooms: 4  
Property Type: House



#### BALWYN 4 Wills Street

The essence of executive family living on a compact landscaped allotment, this substantial freestanding residence brilliantly reflects a desire for large, luxuriously-appointed accommodation with minimal maintenance. A highly-regarded position near quality schools, Outer Circle parkland, Cotham Road trams and shops enhances an effortless family lifestyle featuring 4 robed double Bedrooms ...

Price: Private Sale \$1.375m  
Rooms: 8, Bedrooms: 4  
Property Type: House



#### BALWYN 9a Wills Street

This brand new four bedroom 32 squares residence with its own street frontage brings a brilliant new approach to providing family spaces and only minutes away from Whitehorse Road Shopping and some of Melbourne's finest schools. A fantastic floor-plan offering a refined formal lounge and light-filled separate study features luxurious living/dining dimensions and an open-plan kitchen ...

Price: Price Reduced - \$1,295,000  
Rooms: 8, Bedrooms: 4  
Property Type: House



#### BALWYN 102 Winmalee Road

Behind a striking street presence, the generous, family focused spaces of this elevated 4-5 bedroom home stretch out to offer ample proportions for living, dining and entertaining. A sun-room that makes the most of northerly aspects introduces downstairs dimensions including huge living and dining areas surrounding spacious open-plan kitchen. To the rear, a dedicated family or entertaining ...

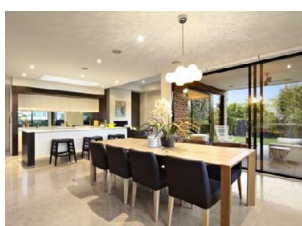
Price: ESR \$1,400,000 - \$1,500,000  
Rooms: 7, Bedrooms: 4  
Property Type: House



#### BALWYN 100 Winmalee Road

Balwyn High School Zoned land: (16.46m x 57.91m 953 sqm approximately) or (54ft x 189ft 10,258sq feet approximately), with access to Beckett Park, Balwyn Village, the finest selection of private and public schools and all forms of public transportation. This desirable opportunity offers the ideal location for a new family home, elevated and positioned in one of Balwyns ...

Price: \$1,800,000 - \$1,900,000  
Rooms: 12, Bedrooms: 6  
Property Type: House



#### BALWYN 2 Woods Street

This remarkable two storey residence makes the ultimate statement in original architecture, impressive build quality plus the utmost attention to detail & finish. With an expansive easy living floor plan filled with natural light, the zoned generously proportioned areas feel even larger creating places & spaces for the whole extended family. Ground Floor: Wide formal entry foyer, formal ...

Price: \$1,790,000  
Rooms: 8, Bedrooms: 4  
Property Type: House



### BALWYN 8 Yongala Street

This stunning home has been cleverly renovated to create the ideal family haven. Indulge in the multiple living zones, spilling outdoors to grand alfresco dining, deck and lush garden. The inviting entry leads to a bright lounge, dining and kitchen with Caesarstone benches and stainless steel appliances. Polished boards throughout deliver clean lines and classic style to the rumpus and ...

Price: \$1,100,000 - \$1,200,000  
Rooms: 7, Bedrooms: 3  
Property Type: House



### BALWYN

Welcome to this well built six bedroom family home of approximately 60 squares set in a massive park-like block of 1627 sqm (approx.) Environmentally ahead of its time when built in 1990, the house was designed to take advantage of summer shade and winter sun. Maximum insulation and double glazed highlight windows continue the smart design. The generous sized formal lounge with beautiful ...

Price: Price - \$1,700,000 plus  
Rooms: 12, Bedrooms: 6  
Property Type: House