

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

Stunning 5 bedroom, 6 bathroom double car garage plus 2 in the drive way brand new just completed 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

\$5,880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,003,000

Property type

House

Suburb

Balwyn

Period-from

01 May 2023

to

30 Apr 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

6 BOSTON ROAD BALWYN VIC 3103	\$5,880,000	15-Jun-23
2 BELGROVE AVENUE BALWYN VIC 3103	\$5,368,000	10-Mar-24
45 YONGALA STREET BALWYN VIC 3103	-	24-Feb-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 May 2024

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6 BOSTON ROAD BALWYN VIC 3103

5 5 4

Sold Price **\$5,880,000** Sold Date **15-Jun-23**

Distance **1.61km**



2 BELGROVE AVENUE BALWYN VIC 3103

5 5 2

Sold Price **\$5,368,000** Sold Date **10-Mar-24**

Distance **0.95km**



45 YONGALA STREET BALWYN VIC 3103

5 5 3

Sold Price

^{RS} - ^{UN}

Sold Date **24-Feb-24**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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