

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

1/11 GLENTHORN AVENUE BALWYN NORTH VIC 3104

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

\$1,350,000

&

\$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

Unit

Suburb

Balwyn North

Period-from

01 Apr 2023

to

31 Mar 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

1/11 WEIR STREET BALWYN VIC 3103	\$1,450,000	13-Apr-24
1/42 SEVERN STREET BALWYN NORTH VIC 3104	\$1,800,000	13-Jan-24
104/7 CHERRY ROAD BALWYN VIC 3103	\$1,500,000	27-Mar-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: 20 April 2024