

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/2 OSBURN AVENUE, BALWYN NORTH,**  4  4  2

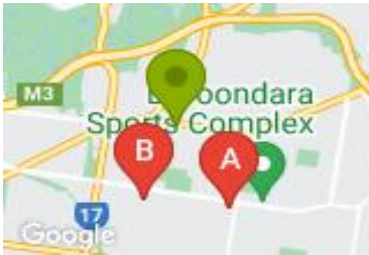
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$2,300,000 to \$2,530,000**

Provided by: Martin Wang, Ray White Balwyn

## MEDIAN SALE PRICE



**BALWYN NORTH, VIC, 3104**

Suburb Median Sale Price (House)

**\$2,455,000**

01 April 2023 to 31 March 2024

Provided by: 

## COMPARABLE PROPERTIES

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.



**61 STROUD ST, BALWYN, VIC 3103**

 4  3  2

Sale Price

**\$2,384,000**

Sale Date: 24/02/2024

Distance from Property: 1.4km



**13A NAROO ST, BALWYN, VIC 3103**

 4  4  2

Sale Price

**\$2,350,000**

Sale Date: 16/12/2023

Distance from Property: 1.1km



This report has been compiled on 15/04/2024 by Ray White Balwyn. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode: 1/2 OSBURN AVENUE, BALWYN NORTH, VIC 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$2,300,000 to \$2,530,000

### Median sale price

Median price: \$2,455,000 Property type: House Suburb: BALWYN NORTH  
Period: 01 April 2023 to 31 March 2024 Source: pricfinder

### Comparable property sales

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.

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 61 STROUD ST, BALWYN, VIC 3103 | \$2,384,000 | 24/02/2024   |
| 13A NAROO ST, BALWYN, VIC 3103 | \$2,350,000 | 16/12/2023   |

This Statement of Information was prepared on: 15/04/2024