

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

1/43 SUTTON STREET 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

\$1,150,000

&

\$1,260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,382,500

Property type

House

Suburb

Balwyn North

Period-from

01 Mar 2023

to

29 Feb 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

3/32-34 WINFIELD ROAD BALWYN NORTH VIC 3104	\$1,150,000	28-Dec-23
1/32-34 WINFIELD ROAD BALWYN NORTH VIC 3104	\$1,201,000	28-Oct-23
1/146 MAUD STREET BALWYN NORTH VIC 3104	\$1,292,000	08-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.~~

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3/32-34 WINFIELD ROAD BALWYN Sold Price ^{RS} \$1,150,000 ^{UN} Sold Date 28-Dec-23
NORTH VIC 3104

3 2 2

Distance 1.96km



1/32-34 WINFIELD ROAD BALWYN Sold Price \$1,201,000 Sold Date 28-Oct-23
NORTH VIC 3104

3 2 2

Distance 1.94km



1/146 MAUD STREET BALWYN Sold Price ^{RS} \$1,292,000 ^{UN} Sold Date 08-Mar-24
NORTH VIC 3104

3 1 1

Distance 0.15km

RS = Recent sale

UN = Undisclosed Sale

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