

## 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

1/6 RANGEVIEW GROVE BALWYN NORTH VIC 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,180,000

&

\$1,298,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,208,000

Property type

Unit

Suburb

Balwyn North

Period-from

18 Nov 2023

to

18 May 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

1/146 MAUD STREET BALWYN NORTH VIC 3104	\$1,292,000	08-Mar-24
3/1 BIRTLES STREET BALWYN VIC 3103	\$1,270,000	13-Mar-24
1/1 JURANG STREET BALWYN VIC 3103	\$1,302,500	15-May-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: 18 May 2024

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**1/146 MAUD STREET BALWYN  
NORTH VIC 3104**

3 1 1

Sold Price **\$1,292,000** Sold Date **08-Mar-24**

Distance **0.97km**



**3/1 BIRTLES STREET BALWYN VIC  
3103**

3 2 2

Sold Price **\$1,270,000** Sold Date **13-Mar-24**

Distance **0.69km**



**1/1 JURANG STREET BALWYN VIC  
3103**

3 1 2

Sold Price **\$1,302,500** Sold Date **15-May-24**

Distance **1.83km**

RS = Recent sale      UN = Undisclosed Sale

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