

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 Wild Life Parade, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$6,000,000

Median sale price

Median price \$2,378,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2023

to 30/06/2023

Source REIV

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 six 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	2 Maughan Pde BALWYN NORTH 3104	\$5,600,000	25/06/2023
2			
3			

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 six months.~~

This Statement of Information was prepared on:

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 5  5  4

Property Type: House (Res)

Land Size: 880 sqm approx

Agent Comments

Indicative Selling Price

\$6,000,000

Median House Price

June quarter 2023: \$2,378,000

Comparable Properties



2 Maughan Pde BALWYN NORTH 3104 (REI)

 6  6  4

Price: \$5,600,000

Method: Private Sale

Date: 25/06/2023

Property Type: House

Land Size: 734 sqm approx

Agent Comments

This is a close proximity sale; however, is on a smaller allotment of 734 sqm.

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.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017