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

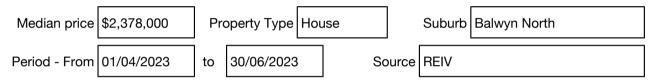
1 Wild Life Parade, Balwyn North Vic 3104

Indicative selling price

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Single price \$6,000,000

Median sale price



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 sixmonths 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:

19/07/2023 14:26









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)

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

propertydata



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