

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

10 Burroughs Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$5,500,000 & \$6,050,000

Median sale price

Median price \$2,985,000 Property Type House Suburb Balwyn

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	2a Monash Av BALWYN 3103	\$6,500,000	16/05/2023
2	57 Metung St BALWYN 3103	\$6,000,000	27/07/2023
3	2 Maughan Pde BALWYN NORTH 3104	\$5,600,000	25/06/2023

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:

07/08/2023 12:04



 6  7  6

Rooms: 15

Property Type: House

Agent Comments

Comparable Properties



2a Monash Av BALWYN 3103 (REI/VG)

Agent Comments

 5  6  3

Price: \$6,500,000

Method: Private Sale

Date: 16/05/2023

Property Type: House

Land Size: 710 sqm approx



57 Metung St BALWYN 3103 (REI)

Agent Comments

 5  4  2

Price: \$6,000,000

Method: Private Sale

Date: 27/07/2023

Property Type: House



2 Maughan Pde BALWYN NORTH 3104 (REI)

Agent Comments

 6  6  4

Price: \$5,600,000

Method: Private Sale

Date: 25/06/2023

Property Type: House

Land Size: 734 sqm approx