

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 Eurolie Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,355,000 Property Type House Suburb Balwyn North

Period - From 01/10/2022 to 30/09/2023 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	3 Reid St BALWYN 3103	\$3,280,000	10/08/2023
2	12 Reading Av BALWYN NORTH 3104	\$3,235,000	02/06/2023
3	23 Fortuna Av BALWYN NORTH 3104	\$3,206,000	09/09/2023

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:

25/10/2023 17:07



5 5 3

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending September 2023: \$2,355,000

Comparable Properties



3 Reid St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$3,280,000
Method: Sold Before Auction
Date: 10/08/2023
Property Type: House (Res)
Land Size: 651 sqm approx



12 Reading Av BALWYN NORTH 3104 (REI)

Agent Comments

6 3 4

Price: \$3,235,000
Method: Sold Before Auction
Date: 02/06/2023
Property Type: House (Res)
Land Size: 841 sqm approx



23 Fortuna Av BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$3,206,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 723 sqm approx

Account - Marshall White | P: 03 9822 9999