

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 GARDENIA ROAD, BALWYN NORTH,

6 5 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$3,600,000 to \$3,960,000**

Provided by: Ray Tian , Ray White Balwyn

## MEDIAN SALE PRICE



BALWYN NORTH, VIC, 3104

Suburb Median Sale Price (House)

**\$2,450,000**

01 July 2023 to 30 June 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



34 SYLVANDER ST, BALWYN NORTH, VIC 3104

5 5 2

Sale Price

**\*\*\$3,900,000**

Sale Date: 09/05/2024

Distance from Property: 472m



18 ROBERT ST, BALWYN NORTH, VIC 3104

4 3 4

Sale Price

**Price Withheld**

Sale Date: 28/05/2024

Distance from Property: 1km



21 MADDEN ST, BALWYN NORTH, VIC 3104

4 2 1

Sale Price

**\*\$3,600,000**

Sale Date: 18/05/2024

Distance from Property: 1.2km

This report has been compiled on 05/07/2024 by Ray White Balwyn. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode: 10 GARDENIA ROAD, BALWYN NORTH, VIC 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$3,600,000 to \$3,960,000

### Median sale price

Median price: \$2,450,000 Property type: House Suburb: BALWYN NORTH  
Period: 01 July 2023 to 30 June 2024 Source: pricfinder

### Comparable property sales

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
34 SYLVANDER ST, BALWYN NORTH, VIC 3104	**\$3,900,000	09/05/2024
18 ROBERT ST, BALWYN NORTH, VIC 3104	Price Withheld	28/05/2024
21 MADDEN ST, BALWYN NORTH, VIC 3104	*\$3,600,000	18/05/2024

This Statement of Information was prepared on: 05/07/2024