

# 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 Osburn Avenue, Balwyn North Vic 3104

### Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$2,375,000 Property Type House Suburb Balwyn North

Period - From 18/12/2022 to 17/12/2023 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	11 Aylmer St BALWYN NORTH 3104	\$2,910,000	13/12/2023
2	46 Severn St BALWYN NORTH 3104	\$2,600,000	20/09/2023
3	30 Nicholson St BALWYN NORTH 3104	\$2,550,000	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:

18/12/2023 10:59



4 2 1

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 873 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,600,000 - \$2,800,000  
**Median House Price**  
 18/12/2022 - 17/12/2023: \$2,375,000

## Comparable Properties



11 Aylmer St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

**Price:** \$2,910,000  
**Method:** Sold Before Auction  
**Date:** 13/12/2023  
**Property Type:** House (Res)  
**Land Size:** 822 sqm approx



46 Severn St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 1

**Price:** \$2,600,000  
**Method:** Sold Before Auction  
**Date:** 20/09/2023  
**Property Type:** House (Res)  
**Land Size:** 948 sqm approx



30 Nicholson St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

**Price:** \$2,550,000  
**Method:** Expression of Interest  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx

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