

# 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

100 Cityview Road, 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 \$1,850,000 & \$2,000,000

### Median sale price

Median price \$2,307,500 Property Type House Suburb Balwyn North

Period - From 01/07/2022 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	3 Kelvinside St BALWYN NORTH 3104	\$2,075,000	15/08/2023
2	311 Balwyn Rd BALWYN NORTH 3104	\$2,030,000	01/09/2023
3	17 Bernard St BALWYN NORTH 3104	\$2,000,000	21/09/2023

**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:

25/09/2023 16:09



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 627 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,850,000 - \$2,000,000

**Median House Price**

Year ending June 2023: \$2,307,500

## Comparable Properties



**3 Kelvinside St BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$2,075,000  
**Method:** Private Sale  
**Date:** 15/08/2023  
**Property Type:** House  
**Land Size:** 627 sqm approx



**311 Balwyn Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$2,030,000  
**Method:** Sold Before Auction  
**Date:** 01/09/2023  
**Property Type:** House (Res)  
**Land Size:** 775 sqm approx



**17 Bernard St BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$2,000,000  
**Method:** Sold Before Auction  
**Date:** 21/09/2023  
**Property Type:** House (Res)  
**Land Size:** 631 sqm approx