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	103/1084 Burke Road, Balwyn North Vic 3104

Indicative selling price

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

Range between	\$500,000	&	\$550,000

Median sale price

Median price	\$886,000	Pro	perty Type	Jnit		Suburb	Balwyn North
Period - From	13/03/2023	to	12/03/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	316/1072 Burke Rd BALWYN NORTH 3104	\$620,000	14/11/2023
2	106/1072 Burke Rd BALWYN NORTH 3104	\$580,000	21/02/2024
3	4/1074 Burke Rd BALWYN NORTH 3104	\$491,000	11/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/03/2024 15:13









Property Type: Apartment/Unit **Agent Comments**

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** 13/03/2023 - 12/03/2024: \$886,000

Comparable Properties



316/1072 Burke Rd BALWYN NORTH 3104

(REI/VG)

-

Price: \$620,000 Method: Private Sale Date: 14/11/2023

Property Type: Apartment

Agent Comments



(REI)





Price: \$580,000 Method: Private Sale Date: 21/02/2024

Property Type: Apartment Land Size: 986 sqm approx Agent Comments



-2



Price: \$491,000 Method: Private Sale Date: 11/11/2023

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.