

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 Property Type Unit Suburb Balwyn North

Period - From 13/03/2023 to 12/03/2024 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 | 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 comparable properties 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



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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)

Agent Comments

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Price: \$620,000

Method: Private Sale

Date: 14/11/2023

Property Type: Apartment



106/1072 Burke Rd BALWYN NORTH 3104
(REI)

Agent Comments

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Price: \$580,000

Method: Private Sale

Date: 21/02/2024

Property Type: Apartment

Land Size: 986 sqm approx



4/1074 Burke Rd BALWYN NORTH 3104
(REI/VG)

Agent Comments

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Price: \$491,000

Method: Private Sale

Date: 11/11/2023

Property Type: Apartment

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