

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	11 Rumpf Avenue Balwyn North, 3104
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### Indicative selling price

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

Range between	\$1,480,000 & \$1,600,000
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### Median sale price

Median price	\$2,478,500	Property Type	NOT PROVIDED	Suburb	BALWYN NORTH
Period - From	28-Feb-2023	to	31-Jan-2024	Source	realestate.com.au

### 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
1	13 Rumpf Avenue, Balwyn North Vic 3104	\$1,795,000	12-Jan-2023
2	24 Rumpf Avenue, Balwyn North Vic 3104	\$1,600,000	28-Oct-2023
3	3/229 Belmore Road Balwyn North VIC 3104	\$1,550,800	25-Nov-2023

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