

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

1158 Burke Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

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	50 The Boulevard BALWYN NORTH 3104	\$2,375,000	08/04/2023
2	44 Panoramic Rd BALWYN NORTH 3104	\$2,310,000	30/03/2023
3	29 Burke Rd.N IVANHOE EAST 3079	\$2,150,000	27/07/2023

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:

02/08/2023 11:08



Rooms: 8

Property Type: House (Res)

Land Size: 931 sqm approx

Agent Comments

Comparable Properties



50 The Boulevard BALWYN NORTH 3104
(REI/VG)

Agent Comments



Price: \$2,375,000

Method: Private Sale

Date: 08/04/2023

Property Type: House

Land Size: 832 sqm approx



44 Panoramic Rd BALWYN NORTH 3104
(REI/VG)

Agent Comments



Price: \$2,310,000

Method: Private Sale

Date: 30/03/2023

Property Type: House

Land Size: 668 sqm approx



29 Burke Rd.N IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,150,000

Method: Private Sale

Date: 27/07/2023

Property Type: House (Res)

Land Size: 876 sqm approx