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	14 Orion Street, Balwyn North Vic 3104
μ σσσσσσσσσ	

Indicative selling price

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

Range between	\$2,700,000	&	\$2,970,000
-			

Median sale price

Median price	\$2,378,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	26/03/2023	to	25/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	6 Rookwood St BALWYN NORTH 3104	\$3,450,000	16/10/2023
2	65 The Boulevard BALWYN NORTH 3104	\$2,905,000	24/02/2024
3	9 Riverside Av BALWYN NORTH 3104	\$2,810,000	20/10/2023

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:	26/03/2024 12:28













Property Type: House Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price \$2,700,000 - \$2,970,000 Median House Price

26/03/2023 - 25/03/2024: \$2,378,000

Comparable Properties



6 Rookwood St BALWYN NORTH 3104 (REI/VG)



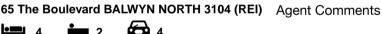


Price: \$3,450,000 Method: Private Sale Date: 16/10/2023

Property Type: House (Res) Land Size: 747 sqm approx **Agent Comments**







Price: \$2,905,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res) Land Size: 836 sqm approx



9 Riverside Av BALWYN NORTH 3104 (REI/VG) Agent Comments







Price: \$2,810,000 Method: Private Sale Date: 20/10/2023 Property Type: House Land Size: 836 sqm approx

Account - VICPROP



