

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

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 Property 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	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 comparable properties 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



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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)

Agent Comments

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Price: \$3,450,000
Method: Private Sale
Date: 16/10/2023
Property Type: House (Res)
Land Size: 747 sqm approx



65 The Boulevard BALWYN NORTH 3104 (REI)

Agent Comments

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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

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

Account - VICPROP