

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

2/100 BALWYN ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,015,000

Property type

Other

Suburb

Balwyn

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

4/1 BEVAN STREET BALWYN VIC 3103	\$500,000	23-Dec-23
126 WATTLE VALLEY ROAD CAMBERWELL VIC 3124	\$540,000	01-Sep-23
7/126 WATTLE VALLEY ROAD CAMBERWELL VIC 3124	\$540,000	01-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 01 March 2024



4/1 BEVAN STREET BALWYN VIC 3103

 2  1  1

Sold Price **\$500,000** Sold Date **23-Dec-23**

Distance **0.6km**



126 WATTLE VALLEY ROAD CAMBERWELL VIC 3124

 2  1  1

Sold Price **\$540,000** Sold Date **01-Sep-23**

Distance **2.88km**



7/126 WATTLE VALLEY ROAD CAMBERWELL VIC 3124

 2  1  1

Sold Price Sold Date **01-Sep-23**

Distance **2.88km**

RS = Recent sale UN = Undisclosed Sale

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