

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

2/126 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

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,400

Property type

Unit

Suburb

Balwyn

Period-from

01 Apr 2023

to

31 Mar 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

18 SCHEELE STREET SURREY HILLS VIC 3127	\$1,475,000	18-Feb-24
51A ELLIOTT AVENUE BALWYN VIC 3103	\$1,356,000	22-Feb-24

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: 18 April 2024

Jenny Zhang

P 0390068977

M 0450 809 188

E jzhang@buxton.com.au

**18 SCHEELE STREET SURREY HILLS** Sold Price**\$1,475,000** Sold Date **18-Feb-24**

VIC 3127

3 2 2

Distance **1.62km****51A ELLIOTT AVENUE BALWYN** Sold Price**RS \$1,356,000^{UN}** Sold Date **22-Feb-24**

VIC 3103

4 3 2

Distance **0.97km**

Smaller land size 374 SQM

RS = Recent sale

UN = Undisclosed Sale

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