

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 Birdwood Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,750,500 Property Type House Suburb Balwyn

Period - From 01/01/2024 to 31/03/2024 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	9 Abercrombie St DEEPDENE 3103	\$2,605,000	16/03/2024
2	58 Sutton St BALWYN NORTH 3104	\$2,430,000	06/01/2024
3	1 Winton St KEW 3101	\$2,355,000	24/02/2024

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:

16/04/2024 10:26



Rooms: 7
Property Type: House
Land Size: 762.626 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,300,000 - \$2,500,000
Median House Price
 March quarter 2024: \$2,750,500

Comparable Properties



9 Abercrombie St DEEPDENE 3103 (REI)

Agent Comments



Price: \$2,605,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 645 sqm approx



58 Sutton St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,430,000
Method: Private Sale
Date: 06/01/2024
Property Type: House
Land Size: 717 sqm approx



1 Winton St KEW 3101 (REI)

Agent Comments



Price: \$2,355,000
Method: Private Sale
Date: 24/02/2024
Property Type: House
Land Size: 603 sqm approx

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