# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$2,750,500	Pro	operty Type	Hou	ise		Suburb	Balwyn
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress 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



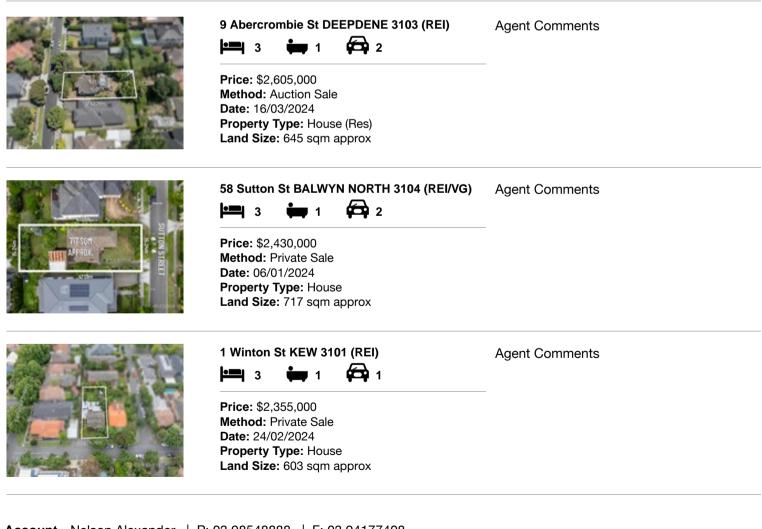






Rooms: 7 Property Type: House Land Size: 762.626 sqm approx Agent Comments Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price March quarter 2024: \$2,750,500

# **Comparable Properties**



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