

# 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

20 Stroma Avenue, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,372,500 Property Type House Suburb Balwyn North

Period - From 01/04/2023 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	12 Sylvander St BALWYN NORTH 3104	\$2,180,000	25/03/2024
2	10a Stroma Av BALWYN NORTH 3104	\$1,910,000	02/03/2024
3	4 Echo Av BALWYN NORTH 3104	\$1,881,000	27/04/2024

**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:

29/04/2024 12:41

20 Stroma Avenue, Balwyn North Vic 3104



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 708 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

Year ending March 2024: \$2,372,500

## Comparable Properties



**12 Sylvander St BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$2,180,000

**Method:** Sold Before Auction

**Date:** 25/03/2024

**Property Type:** House (Res)



**10a Stroma Av BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$1,910,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 684 sqm approx



**4 Echo Av BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$1,881,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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