

# 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

23 Landen 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 \$1,950,000 & \$2,100,000

### Median sale price

Median price \$2,371,000 Property Type House Suburb Balwyn North

Period - From 01/01/2023 to 31/12/2023 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	15 Yeneda St BALWYN NORTH 3104	\$2,165,000	14/12/2023
2	13 Kalonga Rd BALWYN NORTH 3104	\$2,040,000	23/03/2024
3	407 Belmore Rd BALWYN 3103	\$1,916,000	09/12/2023

**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:

02/04/2024 14:52



4   2   2

**Property Type:** House (Res)

**Land Size:** 955 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,950,000 - \$2,100,000

**Median House Price**

Year ending December 2023: \$2,371,000

## Comparable Properties



15 Yeneda St BALWYN NORTH 3104 (REI)

Agent Comments

3   1   5

**Price:** \$2,165,000

**Method:** Sold Before Auction

**Date:** 14/12/2023

**Property Type:** House (Res)

**Land Size:** 929 sqm approx



13 Kalonga Rd BALWYN NORTH 3104 (REI)

Agent Comments

3   2   2

**Price:** \$2,040,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 692 sqm approx



407 Belmore Rd BALWYN 3103 (REI)

Agent Comments

4   2   1

**Price:** \$1,916,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 743 sqm approx