

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

25 Madden Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,307,500 Property Type House Suburb Balwyn North

Period - From 01/07/2022 to 30/06/2023 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	25 Yeneda St BALWYN NORTH 3104	\$2,750,000	19/05/2023
2	31 Reading Av BALWYN NORTH 3104	\$2,462,000	24/06/2023
3	27 Reading Av BALWYN NORTH 3104	\$2,428,000	22/04/2023

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:

06/09/2023 10:43



Rooms: 7

Property Type: House

Land Size: 832 sqm approx

Agent Comments

Comparable Properties



25 Yeneda St BALWYN NORTH 3104 (VG)

Agent Comments



Price: \$2,750,000

Method: Sale

Date: 19/05/2023

Property Type: House (Res)

Land Size: 929 sqm approx



31 Reading Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,462,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 869 sqm approx



27 Reading Av BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,428,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Land (Res)

Land Size: 840 sqm approx