

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 BELGROVE AVENUE, BALWYN, VIC

5 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$2,400,000 to \$2,640,000**

Provided by: Jie Zhang, Ray White Balwyn

MEDIAN SALE PRICE



BALWYN, VIC, 3103

Suburb Median Sale Price (House)

\$2,970,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6 HIGHLAND AVE, BALWYN, VIC 3103

3 1 2

Sale Price

\$2,620,000

Sale Date: 23/09/2023

Distance from Property: 241m



9 BURROUGHS RD, BALWYN, VIC 3103

3 1 1

Sale Price

\$2,455,500

Sale Date: 21/08/2023

Distance from Property: 814m



62 STROUD ST, BALWYN, VIC 3103

2 1 -

Sale Price

\$2,520,000

Sale Date: 19/08/2023

Distance from Property: 175m



This report has been compiled on 23/01/2024 by Ray White Balwyn. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

Indicative selling price

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

Price Range:

Median sale price

Median price Property type Suburb
Period Source

Comparable property sales

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
6 HIGHLAND AVE, BALWYN, VIC 3103	\$2,620,000	23/09/2023
9 BURROUGHS RD, BALWYN, VIC 3103	\$2,455,500	21/08/2023
62 STROUD ST, BALWYN, VIC 3103	\$2,520,000	19/08/2023

This Statement of Information was prepared