

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

27 Madden Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$7,500,000

&

\$7,800,000

Median sale price

Median price

\$2,242,000

Property Type

House

Suburb

Balwyn North

Period - From

01/01/2024

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	28 Tuxen St BALWYN NORTH 3104	\$7,550,000	18/12/2023
2			
3			

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:

03/05/2024 11:46



 6  6  4

Property Type: House (Res)
Land Size: 1058 sqm approx
Agent Comments

Indicative Selling Price
\$7,500,000 - \$7,800,000
Median House Price
March quarter 2024: \$2,242,000

Comparable Properties



28 Tuxen St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  7  6

Price: \$7,550,000
Method: Auction Sale
Date: 18/12/2023
Property Type: House (Res)
Land Size: 1013 sqm approx

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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