

## 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 270 Union Road, Balwyn

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$3,480,000

### Median sale price

Median price \$3,240,000

Property type House

Suburb Balwyn

Period - From July 2023

to

Sept 2023

Source REIV

### 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
1. 13 Clapham Street, Balwyn	\$ 3,270,000	28/10/2023
2. 36 Power Street, Balwyn	\$ 3,370,000	9/9/2023
3. 344 Union Road, Balwyn	\$ 2,788,000	20/7/2023

This Statement of Information was prepared on: 6/11/2023

## Comparable properties



**\$ 3,270,000**

13 Clapham Street, Balwyn, Victoria

DATE: 28/10/2023

PROPERTY TYPE: HOUSE

 5  3  
 2  1,012 sqm



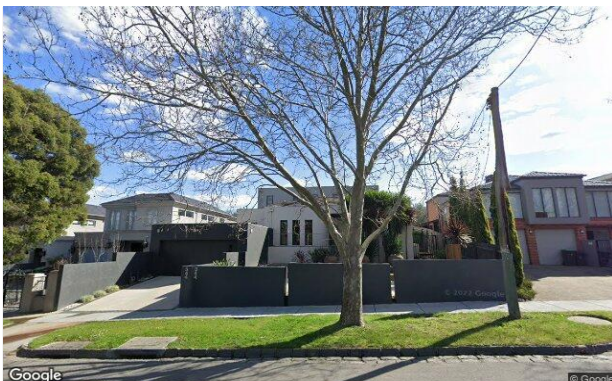
**\$ 3,370,000**

36 Power Street, Balwyn, Victoria

DATE: 9/9/2023

PROPERTY TYPE: HOUSE

 4  2  
 3  740 sqm



**\$ 2,788,000**

344 Union Road, Balwyn, Victoria

DATE: 20/7/2023

PROPERTY TYPE: HOUSE

 4  2  
 2  725 sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee