

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

28 Tuxen 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

&

\$8,200,000

Median sale price*

Median price

Property Type

Suburb

Balwyn North

Period - From

to

Source

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	57 Yarrbat Av BALWYN 3103	\$8,000,000	31/10/2023
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:

24/11/2023 15:06

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 5  7  6

Property Type: House (Res)
Land Size: 1013 sqm approx
Agent Comments

Indicative Selling Price
\$7,500,000 - \$8,200,000
No median price available

Comparable Properties



57 Yarrbat Av BALWYN 3103 (REI)

Agent Comments

 5  6  7

Price: \$8,000,000
Method: Auction Sale
Date: 31/10/2023
Property Type: House (Res)
Land Size: 1472 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 - VICPROP