Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 311 Balwyn Road, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,800,000		&		\$1,950,000			
Median sale price								
Median price	\$2,300,000	Pro	Property Type Ho		use		Suburb	Balwyn North
Period - From	07/08/2022	to	06/08/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	309 Balwyn Rd BALWYN NORTH 3104	\$2,000,000	10/05/2023
2	222 Belmore Rd BALWYN 3103	\$1,899,600	20/05/2023
3	307 Balwyn Rd BALWYN NORTH 3104	\$1,818,000	31/05/2023

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:

07/08/2023 09:27



Nelson Alexander





Property Type: House **Land Size:** 775 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,950,000 Median House Price 07/08/2022 - 06/08/2023: \$2,300,000

Comparable Properties

	309 Balwyn Rd BALWYN NORTH 3104 (REI) 3 1 3 3 3 3 3 Price: \$2,000,000 Method: Sold Before Auction Date: 10/05/2023 Property Type: House (Res) Land Size: 780 sqm approx	Agent Comments
	222 Belmore Rd BALWYN 3103 (REI) 3 1 2 2 Price: \$1,899,600 Method: Auction Sale Date: 20/05/2023 Property Type: House (Res) Land Size: 717 sqm approx	Agent Comments
694m'	307 Balwyn Rd BALWYN NORTH 3104 (REI) 	Agent Comments

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propertydata

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