

# 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 311 Balwyn Road, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,950,000

### Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn North

Period - From 07/08/2022 to 06/08/2023 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 | 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



3   1   2

**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)

**Agent Comments**

3   1   3

**Price:** \$2,000,000  
**Method:** Sold Before Auction  
**Date:** 10/05/2023  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx



222 Belmore Rd BALWYN 3103 (REI)

**Agent Comments**

3   1   2

**Price:** \$1,899,600  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)  
**Land Size:** 717 sqm approx



307 Balwyn Rd BALWYN NORTH 3104 (REI)

**Agent Comments**

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**Price:** \$1,818,000  
**Method:** Private Sale  
**Date:** 31/05/2023  
**Property Type:** Land (Res)  
**Land Size:** 694 sqm approx