

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode

34 CORHAMPTON ROAD, BALWYN NORTH, VIC 3104

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,318,000 Property type House Suburb Balwyn North

Period - From 01 July 2023 to 30 June 2024 Source Price Finder

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
12 CAMPBELL RD, DEEPDENE, VIC 3103	\$3,356,000	23/03/2024
3 INVERNESS WAY, BALWYN NORTH, VIC 3104	\$3,250,000	21/03/2024
143 KILBY ROAD, KEW EAST, VIC 3102	\$3,470,000	14/03/2024

This Statement of Information was prepared on: 03/07/2024