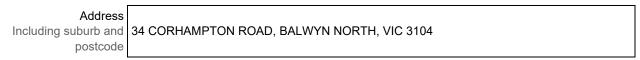
Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale



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	Subur	Balwyn North
Period - From	01 July 2023	to	30 June 2024	So	urce P	rice 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

