

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

36 Albury Road, Balwyn North VIC, 3104

Indicative selling price

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

Range between \$3,200,000 & \$3,400,000

Median sale price

Median price \$2,380,000 Property type house Suburb Balwyn North

Period - From 01 October 2022 to 30 September 2023 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
5 WINMALEE RD, BALWYN, VIC 3103	\$3,153,000	10/11/2023
58 MONASH AVE, BALWYN, VIC 3103	\$3,200,000	07/10/2023
7 PALMER AVE, BALWYN, VIC 3103	\$3,400,000	23/09/2023

This Statement of Information was prepared on: 07/12/2023