

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 King Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,965,000 Property Type House Suburb Balwyn

Period - From 01/10/2023 to 31/12/2023 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	32 Gordon St BALWYN 3103	\$2,760,000	14/03/2024
2	47 Sutton St BALWYN NORTH 3104	\$2,735,000	24/02/2024
3	29 Inverness Way BALWYN NORTH 3104	\$2,600,000	23/03/2024

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:

04/04/2024 09:52



Property Type:
Land Size: 775 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
December quarter 2023: \$2,965,000

Comparable Properties



32 Gordon St BALWYN 3103 (REI)

Agent Comments



Price: \$2,760,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: House
Land Size: 700 sqm approx



47 Sutton St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,735,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)



29 Inverness Way BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,600,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 836 sqm approx

Account - Marshall White | P: 03 9822 9999



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