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

4 Page Street, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,800,000		&		\$1,900,000					
Median sale p	rice									
Median price	\$2,301,000	Pro	operty Type	perty Type House		se		Balwyn North		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	95 Mountain View Rd BALWYN NORTH 3104	\$1,875,000	23/03/2024
2	2 Longview Rd BALWYN NORTH 3104	\$1,815,000	06/04/2024
3	204 Doncaster Rd BALWYN NORTH 3104	\$1,750,000	01/03/2024

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:

11/04/2024 10:34



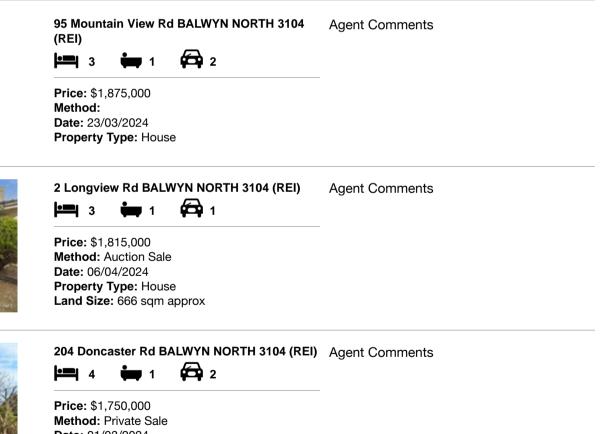






Property Type: House Land Size: 596 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price December quarter 2023: \$2,301,000

Comparable Properties



Method: Private Sale Date: 01/03/2024 Property Type: House Land Size: 624 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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