

# 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

41 Birdwood Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$3,240,250 Property Type House Suburb Balwyn

Period - From 01/07/2023 to 30/09/2023 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	67 Lansdown St BALWYN NORTH 3104	\$2,200,000	24/08/2023
2			
3			

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: 23/10/2023 21:52



3   2   2

**Rooms:** 5  
**Property Type:** House

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
September quarter 2023: \$3,240,250

## Comparable Properties



67 Lansdown St BALWYN NORTH 3104 (REI)   [Agent Comments](#)

4   2   2

**Price:** \$2,200,000  
**Method:** Sold Before Auction  
**Date:** 24/08/2023  
**Property Type:** House (Res)  
**Land Size:** 312 sqm approx

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.