

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 43 Singleton Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,372,500 Property Type House Suburb Balwyn North

Period - From 01/04/2023 to 31/03/2024 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	3 Larbert Av BALWYN NORTH 3104	\$2,200,000	24/02/2024
2	12 Sylvander St BALWYN NORTH 3104	\$2,180,000	25/03/2024
3	6 Stroma Av BALWYN NORTH 3104	\$2,020,000	22/12/2023

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: 24/05/2024 16:19



Property Type: House
Land Size: 730 sqm approx

Agent Comments

Positioned on a generous 730sqm (approx) allotment, this neat home delivers a plethora of opportunities from a simple refresh through to a full renovation or potential for development (STCA).

Indicative Selling Price
\$1,900,000 - \$2,090,000

Median House Price
Year ending March 2024: \$2,372,500

Comparable Properties



3 Larbert Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,200,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 724 sqm approx



12 Sylvander St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,180,000
Method: Sold Before Auction
Date: 25/03/2024
Property Type: House (Res)
Land Size: 650 sqm approx



6 Stroma Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,020,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 786 sqm approx