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

43a Narrak Road, Balwyn Vic 3103

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	$2,750,000	Property Type	House	Suburb	Balwyn
Period - From	01/01/2023	to	31/03/2023	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	35 Yerrin St BALWYN 3103	$2,200,000	15/03/2023
2	38 Fitzgerald St BALWYN 3103	$2,150,000	07/03/2023
3	15 Parkdale Av BALWYN 3103	$2,000,000	22/02/2023

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: 11/07/2023 15:22

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43a Narrak Road, Balwyn Vic 3103

🛏 **3**   🛁 **2**   🚗 **2**

Rooms: 7
Property Type: House (Res)
Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
March quarter 2023: $2,750,000

Comparable Properties

35 Yerrin St BALWYN 3103 (REI/VG)

🛏 **4**   🛁 **-**   🚗 **-**

Price: $2,200,000
Method: Sold Before Auction
Date: 15/03/2023
Property Type: Land (Res)
Land Size: 562 sqm approx

Agent Comments

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38 Fitzgerald St BALWYN 3103 (REI)

🛏 **4**   🛁 **2**   🚗 **3**

Price: $2,150,000
Method: Private Sale
Date: 07/03/2023
Property Type: House
Land Size: 725 sqm approx

Agent Comments

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15 Parkdale Av BALWYN 3103 (REI/VG)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $2,000,000
Method: Sold Before Auction
Date: 22/02/2023
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999