

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

46 Balwyn Road, Canterbury Vic 3126

Indicative selling price

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

Range between

\$2,400,000

&

\$2,425,000

Median sale price

Median price

\$2,788,500

Property Type

House

Suburb

Canterbury

Period - From

01/04/2023

to

30/06/2023

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	7 Balwyn Rd CANTERBURY 3126	\$2,692,000	10/06/2023
2	116 Balwyn Rd BALWYN 3103	\$2,280,000	03/07/2023
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:

15/09/2023 10:31



4 2 5

Property Type: House
Land Size: 692 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,400,000 - \$2,425,000
Median House Price
 June quarter 2023: \$2,788,500

Comparable Properties



7 Balwyn Rd CANTERBURY 3126 (REI/VG)

Agent Comments

5 3 2

Price: \$2,692,000
Method: Sold Before Auction
Date: 10/06/2023
Property Type: House (Res)
Land Size: 650 sqm approx



116 Balwyn Rd BALWYN 3103 (REI)

Agent Comments

3 1 2

Price: \$2,280,000
Method: Private Sale
Date: 03/07/2023
Property Type: House
Land Size: 657 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.