

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 48 Bolinda Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

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 | 23 Landen Av BALWYN NORTH 3104 | \$2,080,000 | 11/05/2024 |
| 2 | 192 Doncaster Rd BALWYN NORTH 3104 | \$1,920,000 | 01/05/2024 |
| 3 | 2 Longview Rd BALWYN NORTH 3104 | \$1,815,000 | 06/04/2024 |

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: 12/06/2024 09:43



Rooms: 5

Property Type: House

Land Size: 744 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending March 2024: \$2,372,500

Comparable Properties



23 Landen Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,080,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 967 sqm approx



192 Doncaster Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,920,000

Method: Private Sale

Date: 01/05/2024

Property Type: House

Land Size: 829 sqm approx



2 Longview Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,815,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House

Land Size: 666 sqm approx