## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 4/AF of	tne Estate Ag	ents Act 1980
Property offered for sale			
Address Including suburb and postcode	na Avenue, Balwyn North Vic 3104		
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Range between \$2,650,000	& \$2,900,000		
Median sale price*			
Median price	Property Type Subur	rb Balwyn Nort	h
Period - From to	to Source		
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	ty	Price	Date of sale
1 74 Cityview Rd BALWYN NORTH 3104		\$3,010,000	25/03/2023
2 19 Stephens St BALWYN NORTH 3104		\$3,000,000	18/02/2023
3 43 Walbundry Av BALWYN I	NORTH 3104	\$2,925,000	19/04/2023
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: 21/07/2023 11:24			
* When this Statement of Information was prepared, publicly available information providing median sale			



<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











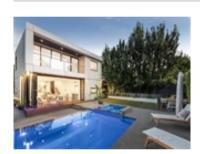
**Property Type:** 

Divorce/Estate/Family Transfers Land Size: 867 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,650,000 - \$2,900,000 No median price available

## Comparable Properties



74 Cityview Rd BALWYN NORTH 3104 (REI)





Price: \$3,010,000 Method: Auction Sale Date: 25/03/2023

Property Type: House (Res) Land Size: 664 sqm approx

**Agent Comments** 



19 Stephens St BALWYN NORTH 3104

(REI/VG)





Price: \$3,000,000 Method: Auction Sale Date: 18/02/2023

Property Type: House (Res) Land Size: 1012 sqm approx Agent Comments



43 Walbundry Av BALWYN NORTH 3104

(REI/VG)





Price: \$2,925,000 Method: Private Sale Date: 19/04/2023 Property Type: House Land Size: 836 sqm approx Agent Comments

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