

# 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 5 Rowallan Court, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$2,380,000 Property Type House Suburb Balwyn North

Period - From 01/07/2023 to 30/09/2023 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 | 91 Winfield Rd BALWYN NORTH 3104     | \$1,400,000 | 27/05/2023   |
| 2 | 75 Orchard Cr MONT ALBERT NORTH 3129 | \$1,375,000 | 26/05/2023   |
| 3 | 154 Winfield Rd BALWYN NORTH 3104    | \$1,300,000 | 31/07/2023   |

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: 14/11/2023 16:01

Maggie Sun

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**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

September quarter 2023: \$2,380,000



 4    2    2

**Property Type:** House

**Land Size:** 584 sqm approx

Agent Comments

## Comparable Properties



**91 Winfield Rd BALWYN NORTH 3104 (REI/VG)** Agent Comments

 3    1    2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



**75 Orchard Cr MONT ALBERT NORTH 3129 (VG)** Agent Comments

 3    -    -

**Price:** \$1,375,000

**Method:** Sale

**Date:** 26/05/2023

**Property Type:** House (Res)

**Land Size:** 640 sqm approx



**154 Winfield Rd BALWYN NORTH 3104 (REI)** Agent Comments

 2    1    2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 31/07/2023

**Property Type:** House

**Land Size:** 615 sqm approx

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