

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 53 Severn Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,242,000 Property Type House Suburb Balwyn North

Period - From 01/01/2024 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	95 Cityview Rd BALWYN NORTH 3104	\$1,928,000	28/02/2024
2	32 Bolinda Rd BALWYN NORTH 3104	\$1,900,000	04/11/2023
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: 16/04/2024 08:24



Property Type: House (Previously Occupied - Detached)
Land Size: 615 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 March quarter 2024: \$2,242,000

Comparable Properties



95 Cityview Rd BALWYN NORTH 3104 (REI) Agent Comments



Price: \$1,928,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: House (Res)
Land Size: 625 sqm approx



32 Bolinda Rd BALWYN NORTH 3104 (REI/VG) Agent Comments



Price: \$1,900,000
Method: Sold Before Auction
Date: 04/11/2023
Property Type: House (Res)
Land Size: 706 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

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