

# 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

54 Metung Street, Balwyn Vic 3103

### Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,965,000 Property Type House Suburb Balwyn

Period - From 03/03/2023 to 02/03/2024 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	47 Sutton St BALWYN NORTH 3104	\$2,735,000	24/02/2024
2	5 Pretoria St DEEPDENE 3103	\$2,680,000	10/10/2023
3	13 Para St BALWYN 3103	\$2,505,000	17/10/2023

**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:

03/03/2024 11:16



**Property Type:** House

**Land Size:** 650 sqm approx



## Comparable Properties



**47 Sutton St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$2,735,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)



**5 Pretoria St DEEPDENE 3103 (REI/VG)**

Agent Comments



**Price:** \$2,680,000

**Method:** Sold Before Auction

**Date:** 10/10/2023

**Property Type:** House (Res)

**Land Size:** 674 sqm approx



**13 Para St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$2,505,000

**Method:** Private Sale

**Date:** 17/10/2023

**Property Type:** House (Res)