

# 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

6 Pavo Street, 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 \$1,700,000

&

\$1,800,000

### 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	15 Irymple Av KEW EAST 3102	\$1,860,000	09/03/2024
2	34 Frater St KEW EAST 3102	\$1,770,000	12/04/2024
3	7 Jolie Vue Rd BALWYN NORTH 3104	\$1,768,000	29/04/2024

**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:

21/05/2024 13:57



**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 693.924 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
March quarter 2024: \$2,242,000

## Comparable Properties



15 Irymple Av KEW EAST 3102 (REI)

Agent Comments



**Price:** \$1,860,000  
**Method:** Private Sale  
**Date:** 09/03/2024  
**Property Type:** House



34 Frater St KEW EAST 3102 (REI)

Agent Comments



**Price:** \$1,770,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**Property Type:** House



7 Jolie Vue Rd BALWYN NORTH 3104 (REI)

Agent Comments



**Price:** \$1,768,000  
**Method:** Private Sale  
**Date:** 29/04/2024  
**Property Type:** House  
**Land Size:** 650 sqm approx

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