

# 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 Stroma Avenue, 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$2,378,000 Property Type House Suburb Balwyn North

Period - From 01/04/2023 to 30/06/2023 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	73 Tannock St BALWYN NORTH 3104	\$1,900,000	05/08/2023
2	96 Longview Rd BALWYN NORTH 3104	\$1,890,000	28/08/2023
3	16 Hedderwick St BALWYN NORTH 3104	\$1,872,626	31/05/2023

**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:

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**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

June quarter 2023: \$2,378,000



4 2 2

**Property Type:** house

**Land Size:** 786 sqm approx

Agent Comments

## Comparable Properties



**73 Tannock St BALWYN NORTH 3104 (REI/VG)** Agent Comments

2 1 1

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House (Res)

**Land Size:** 758.40 sqm approx



**96 Longview Rd BALWYN NORTH 3104 (REI)** Agent Comments

4 1 2

**Price:** \$1,890,000

**Method:** Sold Before Auction

**Date:** 28/08/2023

**Property Type:** House (Res)

**Land Size:** 745 sqm approx

**16 Hedderwick St BALWYN NORTH 3104 (VG)** Agent Comments

3 - -

**Price:** \$1,872,626

**Method:** Sale

**Date:** 31/05/2023

**Property Type:** House (Res)

**Land Size:** 720 sqm approx