

# 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 Vega 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 \$1,600,000 & \$1,760,000

### Median sale price

Median price \$2,307,500 Property Type House Suburb Balwyn North

Period - From 01/07/2022 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	16 Aquila St BALWYN NORTH 3104	\$1,725,000	29/07/2023
2	2 Pavo St BALWYN NORTH 3104	\$1,665,000	28/03/2023
3	93 Bulleen Rd BALWYN NORTH 3104	\$1,602,000	05/08/2023

**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: 07/08/2023 16:53



**Rooms:** 5

**Property Type:** House

**Land Size:** 697 sqm approx

Agent Comments

## Comparable Properties



**16 Aquila St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,725,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 713 sqm approx



**2 Pavo St BALWYN NORTH 3104 (REI/VG)**

Agent Comments



**Price:** \$1,665,000

**Method:** Sold Before Auction

**Date:** 28/03/2023

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



**93 Bulleen Rd BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,602,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House

**Land Size:** 697 sqm approx