

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

61 Stroud Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,965,000

Property Type House

Suburb Balwyn

Period - From 01/10/2023

to 31/12/2023

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 | 6 Clapham St BALWYN 3103 | \$1,800,000 | 17/09/2023 |
| 2 | 5a Hedderwick St BALWYN NORTH 3104 | \$1,713,000 | 09/08/2023 |
| 3 | | | |

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:

30/01/2024 12:57

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2023: \$2,965,000



Property Type: House (Previously Occupied - Detached)

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



6 Clapham St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 17/09/2023

Property Type: House (Res)

Land Size: 296 sqm approx



5a Hedderwick St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,713,000

Method: Private Sale

Date: 09/08/2023

Property Type: House

Land Size: 360 sqm approx

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.