

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 64 Sutton Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$2,371,000 Property Type House Suburb Balwyn North

Period - From 01/01/2023 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	7 Palmer Av BALWYN 3103	\$3,400,000	20/09/2023
2	324 Union Rd BALWYN 3103	\$3,280,000	16/01/2024
3	8 Walbundry Av BALWYN NORTH 3104	\$3,200,000	23/11/2023

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: 29/01/2024 11:18



Rooms: 11

Property Type: Restaurant (not Licensed)

Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

Year ending December 2023: \$2,371,000

Comparable Properties



7 Palmer Av BALWYN 3103 (REI)

Agent Comments



Price: \$3,400,000

Method: Sold Before Auction

Date: 20/09/2023

Property Type: House (Res)

Land Size: 557 sqm approx



324 Union Rd BALWYN 3103 (REI)

Agent Comments



Price: \$3,280,000

Method: Private Sale

Date: 16/01/2024

Property Type: House

Land Size: 670 sqm approx



8 Walbundry Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$3,200,000

Method: Sold Before Auction

Date: 23/11/2023

Property Type: House (Res)

Land Size: 836 sqm approx

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