

# 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

65 The Boulevard, 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 \$2,400,000 & \$2,600,000

### 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	9 Riverside Av BALWYN NORTH 3104	\$2,810,000	20/10/2023
2	22 Riverview Rd BALWYN NORTH 3104	\$2,570,000	05/01/2024
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:

17/01/2024 10:03

65 The Boulevard, Balwyn North Vic 3104

**Jellis  
Craig**

Patrick Dennis  
9810 5000  
0409 321 159

patrickdennis@jellisrcraig.com.au



 4    2    4

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 836 sqm approx

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000

**Median House Price**  
Year ending December 2023: \$2,371,000

## Comparable Properties



9 Riverside Av BALWYN NORTH 3104 (REI)

Agent Comments

 4    4    2

**Price:** \$2,810,000  
**Method:** Private Sale  
**Date:** 20/10/2023  
**Property Type:** House  
**Land Size:** 836 sqm approx



22 Riverview Rd BALWYN NORTH 3104 (REI)

Agent Comments

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**Price:** \$2,570,000  
**Method:** Private Sale  
**Date:** 05/01/2024  
**Property Type:** House  
**Land Size:** 759 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.

Account - Jellis Craig | P: 98305966



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