

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 7 Jolie Vue Road, Balwyn North VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$2,300,000 Property type House Suburb Balwyn North

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
10a Stroma Avenue, Balwyn North	\$1,910,000	02/03/2024
12 Columba Street, Balwyn North	\$1,860,000	17/02/2024
6 Vega Street, Balwyn North	\$1,750,000	23/09/2024

This Statement of Information was prepared on: 20 March 2024