Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Ventnor Street, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,750,000		&		\$1,900,000				
Median sale price									
Median price	\$2,301,000	Pro	Property Type Ho		ouse		Suburb	Balwyn North	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	95 Cityview Rd BALWYN NORTH 3104	\$1,928,000	28/02/2024
2	10a Stroma Av BALWYN NORTH 3104	\$1,910,000	02/03/2024
3	2 Longview Rd BALWYN NORTH 3104	\$1,815,000	06/04/2024

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:

08/04/2024 09:17



8 Ventnor Street, Balwyn North Vic 3104







Rooms: 9 Property Type: House Land Size: 632.036 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,900,000 Median House Price December quarter 2023: \$2,301,000

Comparable Properties

	95 Cityview Rd BALWYN NORTH 3104 (REI) 4 2 2 2 Price: \$1,928,000 Method: Sold Before Auction Date: 28/02/2024 Property Type: House (Res) Land Size: 625 sqm approx	Agent Comments
ES ASH BB44SQH10 BPRQX BB94SQ	10a Stroma Av BALWYN NORTH 3104 (REI) 4 2 2 2 Price: \$1,910,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 684 sqm approx	Agent Comments
	2 Longview Rd BALWYN NORTH 3104 (REI) 3 1 1 1 1 Price: \$1,815,000 Method: Private Sale Date: 06/04/2024 Property Type: House Land Size: 666 sqm approx	Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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