

# 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 8 Ventnor Street, 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 \$1,750,000 & \$1,900,000

### Median sale price

Median price \$2,301,000 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)

**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	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



**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)** Agent Comments



**Price:** \$1,928,000  
**Method:** Sold Before Auction  
**Date:** 28/02/2024  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx



**10a Stroma Av BALWYN NORTH 3104 (REI)** Agent Comments



**Price:** \$1,910,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx



**2 Longview Rd BALWYN NORTH 3104 (REI)** Agent Comments



**Price:** \$1,815,000  
**Method:** Private Sale  
**Date:** 06/04/2024  
**Property Type:** House  
**Land Size:** 666 sqm approx

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