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 Walbundry Avenue, Balwyn North Vic 3104

Indicative selling price

For the meaning	of this price see	e con	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$2,700,000		&		\$2,880,000			
Median sale p	rice							
Median price	\$2,300,000	Pro	Property Type Hous		se		Suburb	Balwyn North
Period - From	09/08/2022	to	08/08/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	43 Walbundry Av BALWYN NORTH 3104	\$2,925,000	19/04/2023
2	62 The Boulevard BALWYN NORTH 3104	\$2,800,000	13/05/2023
3	27 Munro St KEW EAST 3102	\$2,698,000	18/04/2023

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:

09/08/2023 13:13









Rooms: 11 Property Type: House Land Size: 834.905 sqm approx Agent Comments Indicative Selling Price \$2,700,000 - \$2,880,000 Median House Price 09/08/2022 - 08/08/2023: \$2,300,000

Comparable Properties





43 Walbundry Av BALWYN NORTH 3104 (REI/VG)



Price: \$2,925,000 Method: Private Sale Date: 19/04/2023 Property Type: House Land Size: 836 sqm approx

62 The Boulevard BALWYN NORTH 3104 (REI) Agent Comments



Price: \$2,800,000 Method: Auction Sale Date: 13/05/2023 Property Type: House (Res) Land Size: 1207 sqm approx

POStorm POStorm Bald Off-Market 27 Muora Street, Kew East 32,049,000

27 Munro St KEW EAST 3102 (REI)



Price: \$2,698,000 Method: Private Sale Date: 18/04/2023 Property Type: House Land Size: 905 sqm approx Agent Comments

Agent Comments

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





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