

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 Walbundry Avenue, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,700,000 & \$2,880,000

Median sale price

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

Period - From 09/08/2022 to 08/08/2023 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	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



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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)

Agent Comments

4 2 2

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

4 2 1

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



27 Munro St KEW EAST 3102 (REI)

Agent Comments

5 3 2

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

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