

# 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 83 Woodville 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,380,000 Property Type House Suburb Balwyn North

Period - From 01/07/2023 to 30/09/2023 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	342 Balwyn Rd BALWYN NORTH 3104	\$2,250,000	19/09/2023
2	22 Walnut Rd BALWYN NORTH 3104	\$2,100,000	09/09/2023
3	3 Kelvinside St BALWYN NORTH 3104	\$2,075,000	15/08/2023

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: 23/10/2023 21:47



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**Rooms:** 9  
**Property Type:** House

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
September quarter 2023: \$2,380,000

## Comparable Properties



342 Balwyn Rd BALWYN NORTH 3104 (REI)

Agent Comments

3   2   4

**Price:** \$2,250,000  
**Method:** Private Sale  
**Date:** 19/09/2023  
**Property Type:** House



22 Walnut Rd BALWYN NORTH 3104 (REI)

Agent Comments

4   2   4

**Price:** \$2,100,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx



3 Kelvinside St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4   3   4

**Price:** \$2,075,000  
**Method:** Private Sale  
**Date:** 15/08/2023  
**Property Type:** House  
**Land Size:** 627 sqm approx

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