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

9 Kyora Parade, Balwyn North Vic 3104

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$2,372,500	Pro	operty Type	Hou	ISE		Suburb	Balwyn North
Period - From	01/04/2023	to	31/03/2024		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	10 Osburn Av BALWYN NORTH 3104	\$2,550,000	03/04/2024
2	12 Longview Rd BALWYN NORTH 3104	\$2,242,000	09/03/2024
3	44 Sunburst Av BALWYN NORTH 3104	\$2,230,000	22/02/2024

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:

08/05/2024 15:12







Rooms: 9 Property Type: House (Res) Land Size: 836 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending March 2024: \$2,372,500

Comparable Properties



10 Osburn Av BALWYN NORTH 3104 (REI)



Price: \$2,550,000 Method: Private Sale Date: 03/04/2024 Property Type: House Land Size: 872 sqm approx

Agent Comments

Agent Comments

Agent Comments



12 Longview Rd BALWYN NORTH 3104 (REI)

1 3 **1 4**

Price: \$2,242,000 Method: Auction Sale Date: 09/03/2024 Property Type: House (Res) Land Size: 720 sqm approx



44 Sunburst Av BALWYN NORTH 3104 (REI/VG)



Price: \$2,230,000 Method: Private Sale Date: 22/02/2024 Property Type: House Land Size: 731 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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