

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 consumer.vic.gov.au/underquoting

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,372,500 Property Type House Suburb Balwyn North

Period - From 01/04/2023 to 31/03/2024 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	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



 4
  2
  2

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)

Agent Comments

 3
  1
  1

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



12 Longview Rd BALWYN NORTH 3104 (REI)

Agent Comments

 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)

Agent Comments

 4
  2
  3

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