

# 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 Mary 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 \$1,600,000 & \$1,760,000

### Median sale price

Median price \$2,379,000 Property Type House Suburb Balwyn North

Period - From 20/05/2023 to 19/05/2024 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	4 Citron Av BALWYN NORTH 3104	\$1,800,000	21/03/2024
2	14 Koonung St BALWYN NORTH 3104	\$1,700,000	30/04/2024
3	29 Cumberland Av BALWYN NORTH 3104	\$1,581,000	04/05/2024

**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: 20/05/2024 12:52



**Property Type:** House  
**Land Size:** 780 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,600,000 - \$1,760,000  
**Median House Price**  
 20/05/2023 - 19/05/2024: \$2,379,000

## Comparable Properties



**4 Citron Av BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 21/03/2024  
**Property Type:** House  
**Land Size:** 600 sqm approx



**14 Koonung St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 30/04/2024  
**Property Type:** House (Res)  
**Land Size:** 741 sqm approx



**29 Cumberland Av BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,581,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx

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