

# 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 Seattle 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 \$1,850,000 & \$1,950,000

### Median sale price\*

Median price \$2,371,000 Property Type House Suburb Balwyn North

Period - From 02/10/2023 to 02/04/2024 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	95 Cityview Rd BALWYN NORTH 3104	\$1,928,000	28/02/2024
2	17 Lucifer St BALWYN NORTH 3104	\$1,910,000	12/10/2023
3	12 Columba St BALWYN NORTH 3104	\$1,860,000	17/02/2024

**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: 03/04/2024 13:14

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of Balwyn North residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



4   
 2   
 2

**Property Type:** House (Res)

**Land Size:** 669 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median House Price \***

02/10/2023 - 02/04/2024: \$2,371,000

\* Agent calculated median based on Balwyn North sales

## Comparable Properties



95 Cityview Rd BALWYN NORTH 3104 (REI)

Agent Comments

4   
 2   
 2

**Price:** \$1,928,000

**Method:** Sold Before Auction

**Date:** 28/02/2024

**Property Type:** House (Res)

**Land Size:** 625 sqm approx



17 Lucifer St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3   
 1   
 2

**Price:** \$1,910,000

**Method:** Private Sale

**Date:** 12/10/2023

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



12 Columba St BALWYN NORTH 3104 (REI)

Agent Comments

4   
 2   
 2

**Price:** \$1,860,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 696 sqm approx

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