# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,850,000		&		\$1,950,000			
Median sale p	rice*							
Median price	\$2,371,000	Pro	operty Type	erty Type House			Suburb	Balwyn North
Period - From	02/10/2023	to	02/04/2024		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.

Ad	dress 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.









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



Price: \$1,928,000 Method: Sold Before Auction Date: 28/02/2024 Property Type: House (Res) Land Size: 625 sqm approx

Agent Comments

Agent Comments



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)

17 Lucifer St BALWYN NORTH 3104 (REI/VG)



Price: \$1,860,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 696 sqm approx

Account - Fletchers | P: 9859 9561 | F: 9859 2552



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.