

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 95 Cityview Road, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000 & \$1,870,000

Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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	17 Lucifer St BALWYN NORTH 3104	\$1,910,000	12/10/2023
2	32 Bolinda Rd BALWYN NORTH 3104	\$1,900,000	04/11/2023
3	123 Doncaster Rd BALWYN NORTH 3104	\$1,780,000	02/12/2023

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: 30/01/2024 15:49



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

Year ending December 2023: \$2,371,000

Comparable Properties



17 Lucifer St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$1,910,000

Method: Private Sale

Date: 12/10/2023

Property Type: House (Res)



32 Bolinda Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 3

Price: \$1,900,000

Method: Sold Before Auction

Date: 04/11/2023

Property Type: House (Res)

Land Size: 706 sqm approx



123 Doncaster Rd BALWYN NORTH 3104 (REI)

Agent Comments

6 2 3

Price: \$1,780,000

Method: Private Sale

Date: 02/12/2023

Property Type: House

Land Size: 676 sqm approx

Account - Jellis Craig | P: 98305966