

# 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

988 Burke Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,000,000

&

\$3,300,000

### Median sale price

Median price

\$3,240,250

Property Type

House

Suburb

Balwyn

Period - From

01/07/2023

to

30/09/2023

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	3 Wills St BALWYN 3103	\$3,350,000	25/07/2023
2	35 Deepdene Rd DEEPDENE 3103	\$3,150,000	29/09/2023
3			

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:

21/11/2023 14:41



**Property Type:** House

**Land Size:** 1055 sqm approx

**Agent Comments**

## Comparable Properties



**3 Wills St BALWYN 3103 (REI)**

**Agent Comments**



**Price:** \$3,350,000

**Method:** Private Sale

**Date:** 25/07/2023

**Property Type:** House



**35 Deepdene Rd DEEPEENE 3103 (REI)**

**Agent Comments**



**Price:** \$3,150,000

**Method:** Private Sale

**Date:** 29/09/2023

**Property Type:** House

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.