

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

94 GORDON STREET BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,200,000

&

\$2,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,001,500

Property type

House

Suburb

Balwyn

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

1/89 YARRBAT AVENUE BALWYN VIC 3103	\$2,405,000	20-Apr-24
1/34 FAVERSHAM ROAD CANTERBURY VIC 3126	\$2,400,000	18-May-24

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 6 months.

This Statement of Information was prepared on: 23 August 2024

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**1/89 YARRBAT AVENUE BALWYN
VIC 3103**

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Sold Price **\$2,405,000** Sold Date **20-Apr-24**

Distance **1.8km**



**1/34 FAVERSHAM ROAD
CANTERBURY VIC 3126**

 3  -  1

Sold Price ^{RS} **\$2,400,000** Sold Date **18-May-24**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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