

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

2/223 BALWYN ROAD BALWYN NORTH VIC 3104

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

Unit

Suburb

Balwyn North

Period-from

01 Sep 2023

to

31 Aug 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

5/11 WINMALEE ROAD BALWYN VIC 3103	\$710,000	03-Aug-24
2/11 WINMALEE ROAD BALWYN VIC 3103	\$870,000	04-Jun-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: 04 September 2024

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**5/11 WINMALEE ROAD BALWYN
VIC 3103**

Sold Price

^{RS}

\$710,000

Sold Date **03-Aug-24**

2 1 1

Distance **0.8km**



**2/11 WINMALEE ROAD BALWYN
VIC 3103**

Sold Price

\$870,000

Sold Date **04-Jun-24**

2 1 2

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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