

# 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 36 Tormey Street, Balwyn North Vic 3104

### Indicative selling price

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

Range between \$5,800,000 & \$6,380,000

### Median sale price

Median price \$2,336,500 Property Type House Suburb Balwyn North

Period - From 28/10/2023 to 27/10/2024 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	62 Stroud St BALWYN 3103	\$5,900,000	12/09/2024
2			
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: 28/10/2024 11:47



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Property Type: Other (Res)

Agent Comments

Indicative Selling Price

\$5,800,000 - \$6,380,000

Median House Price

28/10/2023 - 27/10/2024: \$2,336,500

Luxury property, 84.5square house, 5bedroom 5bath

## Comparable Properties



62 Stroud St BALWYN 3103 (REI)

Agent Comments

5 5 2

Price: \$5,900,000

Method: Private Sale

Date: 12/09/2024

Property Type: House (Res)

Land Size: 662 sqm approx

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.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222