

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

9A Jacka Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$2,360,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2021

to 30/06/2022

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	36 Sylvander St BALWYN NORTH 3104	\$1,906,000	26/03/2022
2	30 Walnut Rd BALWYN NORTH 3104	\$1,880,000	18/06/2022
3	31 Ray Dr BALWYN NORTH 3104	\$1,820,000	18/06/2022

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:

13/08/2022 11:24



Property Type:

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

Year ending June 2022: \$2,360,000

Comparable Properties



36 Sylvander St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,906,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 469 sqm approx



30 Walnut Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,880,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)



31 Ray Dr BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,820,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 473 sqm approx

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