

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

1/4 Ardgour Street, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$2,380,000

Median sale price*

Median price

\$2,340,000

Property Type

Unit

Suburb

Balwyn North

Period - From

26/08/2022

to

26/01/2023

Source

PropertyData

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	8 THE MOOR BALWYN NORTH 3104	\$2,830,800	13/10/2022
2	8a The Moor BALWYN NORTH 3104	\$2,510,000	17/09/2022
3	3/7 Walnut Rd BALWYN NORTH 3104	\$2,455,670	01/10/2022

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:

26/01/2023 10:38



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$2,380,000

Median Unit Price *

26/08/2022 - 26/01/2023: \$2,340,000

* Agent calculated median

Comparable Properties



8 THE MOOR BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 4 2

Price: \$2,830,800

Method: Auction Sale

Date: 13/10/2022

Property Type: Townhouse (Res)

Land Size: 417 sqm approx

8a The Moor BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 2

Price: \$2,510,000

Method: Sold Before Auction

Date: 17/09/2022

Property Type: Townhouse (Res)

Land Size: 318 sqm approx

3/7 Walnut Rd BALWYN NORTH 3104 (VG)

Agent Comments

4 - -

Price: \$2,455,670

Method: Sale

Date: 01/10/2022

Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP