

# 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

14 Panoramic Road, 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 \$1,950,000

&

\$1,980,000

### Median sale price

Median price \$1,880,000

Property Type House

Suburb Balwyn North

Period - From 01/10/2019

to 30/09/2020

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	5 Wanbrow Av BALWYN NORTH 3104	\$1,960,000	31/07/2020
2	9 Tower Rd BALWYN NORTH 3104	\$1,950,000	12/12/2020
3	19 Yarrbat Av BALWYN 3103	\$1,950,000	01/08/2020

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:

13/01/2021 13:08



**Property Type:** House (Res)

**Land Size:** 663 sqm approx

Agent Comments

## Comparable Properties



**5 Wanbrow Av BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,960,000

**Method:** Sold Before Auction

**Date:** 31/07/2020

**Rooms:** 7

**Property Type:** House



**9 Tower Rd BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** House (Res)

**Land Size:** 676 sqm approx

**19 Yarrbat Av BALWYN 3103 (VG)**

Agent Comments



**Price:** \$1,950,000

**Method:** Sale

**Date:** 01/08/2020

**Property Type:** House (Res)

**Land Size:** 593 sqm approx