

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

5 Albury Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,800,000

&

\$4,100,000

Median sale price

Median price \$2,431,250

Property Type House

Suburb Balwyn North

Period - From 01/10/2021

to

31/12/2021

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	56 Nungerner St BALWYN 3103	\$4,150,000	22/11/2021
2	17 Parkdale Av BALWYN 3103	\$4,060,000	30/09/2021
3	7 Salford Av BALWYN 3103	\$4,000,000	06/11/2021

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:

20/03/2022 14:00



 5  4  2

Property Type: House (Res)

Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price

\$3,800,000 - \$4,100,000

Median House Price

December quarter 2021: \$2,431,250

Comparable Properties



56 Nungerner St BALWYN 3103 (REI/VG)

Agent Comments

 5  4  3

Price: \$4,150,000

Method: Private Sale

Date: 22/11/2021

Property Type: House (Res)

Land Size: 642 sqm approx



17 Parkdale Av BALWYN 3103 (REI/VG)

Agent Comments

 5  3  2

Price: \$4,060,000

Method: Private Sale

Date: 30/09/2021

Property Type: House (Res)

Land Size: 686 sqm approx



7 Salford Av BALWYN 3103 (REI/VG)

Agent Comments

 5  3  2

Price: \$4,000,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House (Res)

Land Size: 809 sqm approx