

# 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

16 Stephens 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 \$2,700,000

&

\$2,800,000

### 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	248 Balwyn Rd BALWYN NORTH 3104	\$2,750,000	28/02/2022
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:

03/04/2022 20:28



 5  3  2

**Property Type:** House  
**Land Size:** 1011 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,700,000 - \$2,800,000  
**Median House Price**  
December quarter 2021: \$2,431,250

## Comparable Properties



**248 Balwyn Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$2,750,000  
**Method:** Sold Before Auction  
**Date:** 28/02/2022  
**Property Type:** House (Res)  
**Land Size:** 1014 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.