

## 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

10/37 Banool Road, Balwyn

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,695,000

**Median sale price**

Median price \$2,970,000

Property type House

Suburb Balwyn

Period - From 1/10/2023

to

31/12/2023

Source REIV

**Comparable property sales**

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. 2B Kelba Street, Balwyn North	\$ 1,800,000	17/10/2023
2. 2/6 Heather Street, Balwyn North	\$ 1,770,000	19/08/2023
3. 3/5 Catham Road, Canterbury	\$1,750,000	19/08/2023

This Statement of Information was prepared on: 12/03/2024

## Comparable properties



**\$ 1,800,000**

2B Kelba Street, Balwyn North, Victoria

DATE: 17/10/2023

PROPERTY TYPE: HOUSE

 4  2  
 2  sqm



**\$1,770,000**

2/6 Heather Street, Balwyn North, Victoria

DATE: 19/08/2023

PROPERTY TYPE: HOUSE

 3  2  
 2  sqm



**\$1,750,000**

3/5 Catham Road, Canterbury, Victoria

DATE: 19/08/2023

PROPERTY TYPE: HOUSE

 3  2  
 2  sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee