

STATEMENT OF INFORMATION

4 SYLVANDER STREET, BALWYN NORTH, VIC 3104

PREPARED BY BEI CHENG, STOCKDALE & LEGGO BALWYN



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 SYLVANDER STREET, BALWYN NORTH,  4  3  4

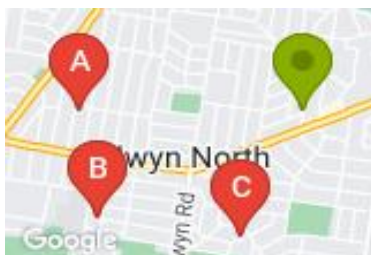
Indicative Selling Price

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

Single Price: **\$2,580,000**

Provided by: BEI CHENG, Stockdale & Leggo Balwyn

MEDIAN SALE PRICE



BALWYN NORTH, VIC, 3104

Suburb Median Sale Price (House)

\$2,430,000

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

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.



33 FORTUNA AVE, BALWYN NORTH, VIC 3104  4  1  -

Sale Price

\$2,550,000

Sale Date: 13/07/2023

Distance from Property: 1.5km



12 EUROLIE ST, BALWYN NORTH, VIC 3104  4  2  2

Sale Price

\$2,500,000

Sale Date: 07/03/2023

Distance from Property: 1.5km



22 MCSHANE ST, BALWYN NORTH, VIC 3104  4  2  2

Sale Price

\$2,570,000

Sale Date: 13/12/2022

Distance from Property: 988m



This report has been compiled on 04/05/2024 by Stockdale & Leggo Balwyn. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4 SYLVANDER STREET, BALWYN NORTH, VIC 3104

Indicative selling price

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

Single Price:

\$2,580,000

Median sale price

Median price

\$2,430,000

Property type

House

Suburb

BALWYN NORTH

Period

01 April 2023 to 31 March 2024

Source



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

33 FORTUNA AVE, BALWYN NORTH, VIC 3104	\$2,550,000	13/07/2023
12 EUROLIE ST, BALWYN NORTH, VIC 3104	\$2,500,000	07/03/2023
22 MCSHANE ST, BALWYN NORTH, VIC 3104	\$2,570,000	13/12/2022

This Statement of Information was prepared on:

04/05/2024