

# 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

30 Walnut 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 \$1,750,000

&

\$1,925,000

### Median sale price

Median price \$2,350,000

Property Type House

Suburb Balwyn North

Period - From 25/05/2021

to

24/05/2022

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	36 Sylvander St BALWYN NORTH 3104	\$1,906,000	26/03/2022
2	2/239 Doncaster Rd BALWYN NORTH 3104	\$1,800,000	11/01/2022
3	13 Rumpf Av BALWYN NORTH 3104	\$1,795,000	11/01/2022

**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:

25/05/2022 18:06



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 487 sqm approx

Agent Comments

## Comparable Properties



**36 Sylvander St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$1,906,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 469 sqm approx



**2/239 Doncaster Rd BALWYN NORTH 3104 (VG)**

Agent Comments



**Price:** \$1,800,000

**Method:** Sale

**Date:** 11/01/2022

**Property Type:** Flat/Unit/Apartment (Res)



**13 Rumpf Av BALWYN NORTH 3104 (REI/VG)**

Agent Comments



**Price:** \$1,795,000

**Method:** Private Sale

**Date:** 11/01/2022

**Property Type:** House (Res)

**Land Size:** 379 sqm approx