

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

22 Walnut Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,307,500

Property Type House

Suburb Balwyn North

Period - From 01/07/2022

to

30/06/2023

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	309 Balwyn Rd BALWYN NORTH 3104	\$2,000,000	10/05/2023
2	79 Tannock St BALWYN NORTH 3104	\$1,800,000	25/03/2023
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:

10/08/2023 15:46

James Moss

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending June 2023: \$2,307,500



4 2 4

Property Type: House (Previously Occupied - Detached)

Land Size: 723 sqm approx

Agent Comments

Comparable Properties



309 Balwyn Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 1 3

Price: \$2,000,000

Method: Sold Before Auction

Date: 10/05/2023

Property Type: House (Res)

Land Size: 780 sqm approx



79 Tannock St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$1,800,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 632 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.

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