

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

1 Maritana Court, Balwyn

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$2,980,000

Median sale price

Median price \$2,750,000

Property type House

Suburb Balwyn

Period - From Jan 2023

to

March 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. 20 Relowe Crescent, Balwyn	\$ 2,829,000	6/05/2023
2. 54 Winmalee Road, Balwyn	\$ 2,838,000	30/03/2023
3. 5 Yandilla Street, Balwyn	\$ 2,270,000	22/03/2023

This Statement of Information was prepared on: 10/07/2023

Comparable properties



\$ 2,829,000

20 Relowe Crescent, Balwyn, Victoria

DATE: 6/05/2023

PROPERTY TYPE: HOUSE



4



2



2



1238 sqm



\$ 2,838,000

54 Winmalee Road, Balwyn, Victoria

DATE: 30/03/2023

PROPERTY TYPE: HOUSE



5



3



2



660 sqm



\$ 2,270,000

5 Yandilla Street, Balwyn, Victoria

DATE: 22/03/2023

PROPERTY TYPE: HOUSE



3



2



2



845 sqm x

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Our Difference



Average of only
21 days on market



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