

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

26 Moody Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$1,795,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2019

to

31/03/2020

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	78 Bulleen Rd BALWYN NORTH 3104	\$3,280,000	25/11/2019
2	25 Bolinda Rd BALWYN NORTH 3104	\$3,160,000	18/11/2019
3	16 Hardwicke St BALWYN 3103	\$3,145,500	23/11/2019

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:

18/05/2020 13:58



 5  4  2

Property Type: House (Previously Occupied - Detached)

Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

Year ending March 2020: \$1,795,000

Comparable Properties



78 Bulleen Rd BALWYN NORTH 3104 (VG)

Agent Comments

 5  -  -

Price: \$3,280,000

Method: Sale

Date: 25/11/2019

Property Type: House (Res)

Land Size: 650 sqm approx



25 Bolinda Rd BALWYN NORTH 3104 (REI/VG) **Agent Comments**

 5  6  2

Price: \$3,160,000

Method: Private Sale

Date: 18/11/2019

Rooms: 12

Property Type: House

Land Size: 647 sqm approx



16 Hardwicke St BALWYN 3103 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,145,500

Method: Auction Sale

Date: 23/11/2019

Rooms: 7

Property Type: House (Res)

Land Size: 717 sqm approx