

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

23 Grosvenor Parade, Balwyn Vic 3103

Indicative selling price

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

Range between \$4,920,000

&

\$5,280,000

Median sale price

Median price \$2,750,000

Property Type House

Suburb Balwyn

Period - From 10/03/2021

to

09/03/2022

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	56 Alpha St BALWYN NORTH 3104	\$5,750,000	16/10/2021
2	59 Hosken St BALWYN NORTH 3104	\$5,500,000	01/12/2021
3	46 Yongala St BALWYN 3103	\$4,880,000	24/12/2021

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:

10/03/2022 11:40



5 5.5 2

Rooms: 9

Property Type: House

Agent Comments

Indicative Selling Price

\$4,920,000 - \$5,280,000

Median House Price

10/03/2021 - 09/03/2022: \$2,750,000

Comparable Properties



56 Alpha St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 5 2

Price: \$5,750,000

Method: Private Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 800 sqm approx



59 Hosken St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 7 5

Price: \$5,500,000

Method: Private Sale

Date: 01/12/2021

Property Type: House

Land Size: 1030 sqm approx



46 Yongala St BALWYN 3103 (REI)

Agent Comments

6 5 2

Price: \$4,880,000

Method: Private Sale

Date: 24/12/2021

Property Type: House (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017