

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

117 Gordon Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$4,950,000

&

\$5,350,000

Median sale price

Median price \$2,900,000

Property Type House

Suburb Balwyn

Period - From 01/10/2022

to

30/09/2023

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	37 Power St BALWYN 3103	\$5,150,000	28/08/2023
2	12 Monash Av BALWYN 3103	\$5,055,000	26/05/2023
3	28 Kalimna St BALWYN 3103	\$5,040,000	12/08/2023

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:

27/10/2023 15:21



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Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
 \$4,950,000 - \$5,350,000
Median House Price
 Year ending September 2023: \$2,900,000

Comparable Properties



37 Power St BALWYN 3103 (REI/VG)

Agent Comments

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Price: \$5,150,000
Method: Private Sale
Date: 28/08/2023
Property Type: House (Res)
Land Size: 671 sqm approx



12 Monash Av BALWYN 3103 (REI/VG)

Agent Comments

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Price: \$5,055,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 664 sqm approx



28 Kalimna St BALWYN 3103 (REI/VG)

Agent Comments

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Price: \$5,040,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 672 sqm approx

Account - VICPROP