

## 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

Brand new luxury Townhouse, 4 bedroom, 4 bathrooms,  
double car garage BALWYN ROAD BALWYN VIC 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,528,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,868,000

Property type

House

Suburb

Balwyn

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

1/45 YERRIN STREET BALWYN VIC 3103	\$2,500,000	26-Feb-22
25 BANOOL ROAD BALWYN VIC 3103	\$2,625,888	16-Sep-22
2/16 VAUXHALL ROAD BALWYN VIC 3103	\$2,525,000	29-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 24 August 2023



**1/45 YERRIN STREET BALWYN VIC 3103** Sold Price **\$2,500,000** Sold Date **26-Feb-22**

 4  3  2

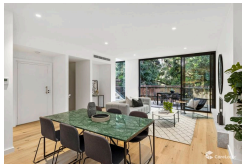
Distance **0.22km**



**25 BANOOL ROAD BALWYN VIC 3103** Sold Price **\$2,625,888** Sold Date **16-Sep-22**

 4  3  2

Distance **1.09km**



**2/16 VAUXHALL ROAD BALWYN VIC 3103** Sold Price **\$2,525,000** Sold Date **29-Sep-22**

 4  4  2

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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