

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

34 Longview Road, Balwyn North VIC 3104

Indicative selling price

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

Single price

\$2,300,000

Median sale price

Median price

\$2,020,000

Property type

House

Suburb

Balwyn North

Period - From

JAN 21

to

MAR 21

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
8 Ajax Street, Balwyn North	\$2,401,000	06.05.2021
5 Pavo Street, Balwyn North	\$2,201,000	20.03.2021
39 Macedon Avenue, Balwyn North	\$2,115,000	11.05.2021

This Statement of Information was prepared on:

14/07/2021

Comparable properties



\$2,401,000

8 Ajax Street, Balwyn North Victoria

DATE: 06.05.2021

PROPERTY TYPE: House



4



2



1



769 sqm



\$2,201,000

5 Pavo Street, Balwyn North Victoria

DATE: 20.03.2021

PROPERTY TYPE: House



3



2



2



696 sqm

\$2,115,000

39 Macedon Road, Balwyn North Victoria

DATE: 11.05.2021

PROPERTY TYPE: House



3



2



2



852 sqm x

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21 days on market



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