

# 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 102/1072 Burke Road, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$720,000

### Median sale price

Median price \$1,200,000 Property Type Unit Suburb Balwyn North

Period - From 01/04/2024 to 30/06/2024 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	8/100 Mount St KEW 3101	\$697,000	10/09/2024
2	4/100 Mount St KEW 3101	\$687,000	02/08/2024
3			

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: 27/09/2024 07:59



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$680,000 - \$720,000

**Median Unit Price**

June quarter 2024: \$1,200,000

## Comparable Properties



**8/100 Mount St KEW 3101 (REI)**

Agent Comments



**Price:** \$697,000

**Method:** Private Sale

**Date:** 10/09/2024

**Property Type:** Apartment



**4/100 Mount St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$687,000

**Method:** Private Sale

**Date:** 02/08/2024

**Property Type:** Apartment

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.