

# 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

5 Prowse Avenue, Balwyn Vic 3103

### Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

### Median sale price

Median price \$2,837,500

Property Type House

Suburb Balwyn

Period - From 01/07/2022

to 30/09/2022

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.

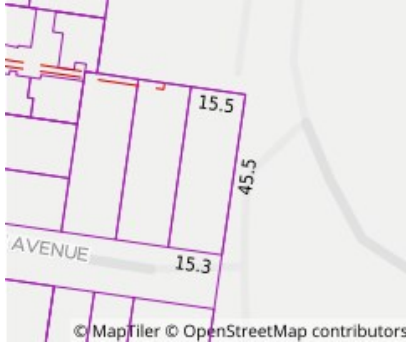
	Address of comparable property	Price	Date of sale
1	193 Rathmines Rd HAWTHORN EAST 3123	\$2,655,000	31/10/2022
2	994 Burke Rd BALWYN 3103	\$2,615,000	05/11/2022
3	7 Marden St CANTERBURY 3126	\$2,597,500	17/09/2022

**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:

09/11/2022 13:15



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,500,000 - \$2,700,000  
**Median House Price**  
September quarter 2022: \$2,837,500

## Comparable Properties



**193 Rathmines Rd HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$2,655,000  
**Method:** Sold Before Auction  
**Date:** 31/10/2022  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx



**994 Burke Rd BALWYN 3103 (REI)**

Agent Comments



**Price:** \$2,615,000  
**Method:** Auction Sale  
**Date:** 05/11/2022  
**Property Type:** House (Res)  
**Land Size:** 775 sqm approx



**7 Marden St CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$2,597,500  
**Method:** Auction Sale  
**Date:** 17/09/2022  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**Account - Noel Jones** | P: 03 9830 1644 | F: 03 9888 5997