

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

270 Union Road, Balwyn

Indicative selling price

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

Single price

\$3,250,000

Median sale price

Median price

\$3,240,000

Property type

House

Suburb

Balwyn

Period - From

July 2023

to

Sept 2023

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
1. 13 Clapham Street, Balwyn	\$ 3,270,000	28/10/2023
2. 36 Power Street, Balwyn	\$ 3,370,000	9/9/2023
3. 344 Union Road, Balwyn	\$ 2,788,000	20/7/2023

This Statement of Information was prepared on: 19/01/2024

Comparable properties



\$ 3,270,000

13 Clapham Street, Balwyn, Victoria

DATE: 28/10/2023

PROPERTY TYPE: HOUSE

 5  3
 2  1,012 sqm



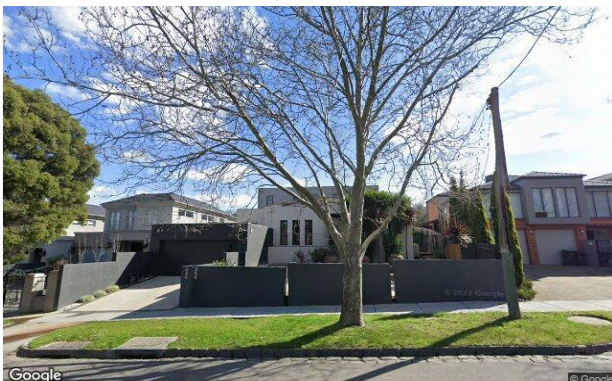
\$ 3,370,000

36 Power Street, Balwyn, Victoria

DATE: 9/9/2023

PROPERTY TYPE: HOUSE

 4  2
 3  740 sqm



\$ 2,788,000

344 Union Road, Balwyn, Victoria

DATE: 20/7/2023

PROPERTY TYPE: HOUSE

 4  2
 2  725 sqm x

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