#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	29 Gardenia Road, Balwyn North Vic 3104
Including suburb and	•
postcode	

#### Indicative selling price

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

Single price \$1,700,000

#### Median sale price

Median price	\$2,360,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	01/04/2022	to	30/06/2022		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

Address of comparable property		1 1100	Date of Sale
1	117 Winfield Rd BALWYN NORTH 3104	\$1,750,000	07/10/2022
2	18 Viewpoint Rd BALWYN NORTH 3104	\$1,730,000	18/06/2022
3	10 Seattle St BALWYN NORTH 3104	\$1,620,000	10/08/2022

#### 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:	14/10/2022 10:46



Date of sale

## RT Edgar

Rachael Fabbro 03 8888 2000 0412 547 690

**Indicative Selling Price** \$1,700,000 **Median House Price** June quarter 2022: \$2,360,000

rfabbro@rtedgar.com.au





Property Type: House Land Size: 691 sqm approx

**Agent Comments** Rumpus room

### Comparable Properties



117 Winfield Rd BALWYN NORTH 3104 (REI)

Price: \$1,750,000

Method: Sold Before Auction

Date: 07/10/2022

Property Type: House (Res) Land Size: 611 sqm approx

**Agent Comments** 



18 Viewpoint Rd BALWYN NORTH 3104

(REI/VG)

Price: \$1,730,000 Method: Private Sale Date: 18/06/2022

Property Type: House (Res) Land Size: 654 sqm approx Agent Comments



10 Seattle St BALWYN NORTH 3104 (REI/VG)

Price: \$1,620,000 Method: Private Sale Date: 10/08/2022 Property Type: House Land Size: 610 sqm approx **Agent Comments** 

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



