

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

Brand new Mansion, 5 bedrooms, 5 bathrooms, 2 living rooms, 1 study, 2 car garage Balwyn High School Zone Balwyn Vic

Indicative selling price

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

Single Price

\$6,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,818,000

Property type

House

Suburb

Balwyn

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
83 GORDON STREET BALWYN VIC 3103	\$5,700,000	07-Oct-22

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 6 months.

This Statement of Information was prepared on: 03 July 2023

**83 GORDON STREET BALWYN VIC
3103**

Sold Price

\$5,700,000

Sold Date

07-Oct-22 5 5 2

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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