

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	211 Balwyn Road, Balwyn North Vic 3104
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Indicative selling price

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

Range between	\$1,700,000	&	\$1,870,000
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Median sale price

Median price	\$1,602,000	House	X	Unit		Suburb	Balwyn North
Period - From	01/07/2018	to	30/06/2019	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	11 Kaleno Vw BALWYN 3103	\$1,907,000	27/07/2019
2	2 James St SURREY HILLS 3127	\$1,890,000	10/08/2019
3	10 Yonga Rd BALWYN 3103	\$1,870,000	25/06/2019

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.



4 2 2

Rooms: 7

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

Year ending June 2019: \$1,602,000

Elegant living skillfully blending classic features with stylish contemporary enhancements, this superb single level residence invites a tremendous lifestyle in a prized locale zoned for Balwyn High School. Exquisite views overlooking beautiful parkland, offering formal living/office/4th bedroom, 3 further bedrooms, 2 modern bathrooms, stunning open plan family/dining room, gourmet kitchen extending to a fabulous alfresco undercover deck with built in BBQ. Features polished timber floors, hydronic heating, ducted heating & cooling, remote security gates to double car accommodation.

Comparable Properties



11 Kaleno Vw BALWYN 3103 (REI)

Agent Comments

4 3 2

Price: \$1,907,000

Method: Auction Sale

Date: 27/07/2019

Rooms: 8

Property Type: House (Res)

Land Size: 300 sqm approx



2 James St SURREY HILLS 3127 (REI)

Agent Comments

5 2 1

Price: \$1,890,000

Method: Auction Sale

Date: 10/08/2019

Rooms: -

Property Type: House (Res)



10 Yonga Rd BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,870,000

Method: Private Sale

Date: 25/06/2019

Rooms: -

Property Type: House (Res)