

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

25 Banool Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$2,785,500

Property Type House

Suburb Balwyn

Period - From 01/07/2021

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	Price	Date of sale
1	10a Wellesley St MONT ALBERT 3127	\$2,942,000	13/08/2022
2	30 Victoria Cr MONT ALBERT 3127	\$2,900,000	30/07/2022
3	35 Burroughs Rd BALWYN 3103	\$2,010,000	19/08/2022

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:

07/09/2022 16:53



 5  3  2

Property Type: House
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,700,000
Median House Price
 Year ending June 2022: \$2,785,500

Comparable Properties



10a Wellesley St MONT ALBERT 3127 (REI)

Agent Comments

 4  2  2

Price: \$2,942,000
Method: Auction Sale
Date: 13/08/2022
Property Type: House (Res)
Land Size: 664 sqm approx



30 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

 5  2  2

Price: \$2,900,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 566 sqm approx



35 Burroughs Rd BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$2,010,000
Method: Sold Before Auction
Date: 19/08/2022
Property Type: House (Res)

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