

# 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 103/1084 Burke Road, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$500,000

### Median sale price

Median price \$850,000 Property Type Unit Suburb Balwyn North

Period - From 11/07/2023 to 10/07/2024 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 | 106/1072 Burke Rd BALWYN NORTH 3104     | \$580,000 | 21/02/2024   |
| 2 | 13/1062-1064 Burke Rd BALWYN NORTH 3104 | \$564,000 | 25/04/2024   |
| 3 | 12/1062-1064 Burke Rd BALWYN NORTH 3104 | \$520,000 | 06/06/2024   |

**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: 11/07/2024 16:57



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$470,000 - \$500,000

**Median Unit Price**

11/07/2023 - 10/07/2024: \$850,000

## Comparable Properties



**106/1072 Burke Rd BALWYN NORTH 3104**  
(REI/VG)

Agent Comments

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**Price:** \$580,000

**Method:** Private Sale

**Date:** 21/02/2024

**Property Type:** Apartment

**Land Size:** 986 sqm approx



**13/1062-1064 Burke Rd BALWYN NORTH 3104**  
(REI)

Agent Comments

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**Price:** \$564,000

**Method:** Private Sale

**Date:** 25/04/2024

**Property Type:** Apartment



**12/1062-1064 Burke Rd BALWYN NORTH 3104**  
(REI)

Agent Comments

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**Price:** \$520,000

**Method:** Sold Before Auction

**Date:** 06/06/2024

**Property Type:** Apartment

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