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	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	1 \$470,000		&		\$500,000			
Median sale pr	rice							
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Balwyn North
Period - From	11/07/2023	to	10/07/2024		So	urce	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.

Ad	dress 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









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)



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 Agent Comments (REI)

Agent Comments



Price: \$564,000 Method: Private Sale Date: 25/04/2024 Property Type: Apartment



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



Price: \$520,000 Method: Sold Before Auction Date: 06/06/2024 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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