

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

5 Rowallan Court, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

Median sale price

Median price

\$2,380,000

Property Type

House

Suburb

Balwyn North

Period - From

01/07/2023

to

30/09/2023

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	16 Mary St BALWYN NORTH 3104	\$1,545,000	15/07/2023
2	2 Yeneda St BALWYN NORTH 3104	\$1,510,000	16/09/2023
3	1 Lynton Ct BALWYN NORTH 3104	\$1,488,000	13/11/2023

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:

09/12/2023 18:33

5 Rowallan Court, Balwyn North Vic 3104

McGrath

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

September quarter 2023: \$2,380,000



4 2 2

Property Type: House

Land Size: 584 sqm approx

Agent Comments

Comparable Properties



16 Mary St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,545,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 333 sqm approx



2 Yeneda St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 1

Price: \$1,510,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 286 sqm approx



1 Lynton Ct BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,488,000

Method: Private Sale

Date: 13/11/2023

Property Type: House

Land Size: 755 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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