

# 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

3/1110 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)

Single price:

\$1,775,000

### Median sale price

Median price

\$1,450,000

Property type

UNITS

Suburb

BALWYN NORTH VIC 3104

Period – From

16/08/2021

to

16/08/2022

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

16<sup>th</sup> August 2022