

# 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

1/10 Bolinda Road, Balwyn North Vic 3104

### Indicative selling price

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

Range between \$1,400,000

&

\$1,450,000

### Median sale price

Median price \$1,200,000

Property Type Unit

Suburb Balwyn North

Period - From 01/10/2023

to

30/09/2024

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	1/5 Dumblane St BALWYN NORTH 3104	\$1,628,000	14/05/2024
2			
3			

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:

26/10/2024 19:08

1/10 Bolinda Road, Balwyn North Vic 3104



3   2   2

**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,450,000  
**Median Unit Price**  
Year ending September 2024: \$1,200,000

## Comparable Properties



**1/5 Dumblane St BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,628,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 353 sqm approx

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.