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

4 Kawarren Street, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$2,100,000		&		\$2,300,000				
Median sale price									
Median price	\$2,305,000	Pro	Property Type		House		Suburb	Balwyn North	
Period - From	01/01/2024	to	31/12/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	43 Dight Av BALWYN NORTH 3104	\$2,200,000	26/11/2024
2	28 Sunburst Av BALWYN NORTH 3104	\$2,170,000	26/10/2024
3	26 Illawarra Rd BALWYN NORTH 3104	\$2,398,000	04/10/2024

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:

05/03/2025 01:08









Property Type: House **Land Size:** 673 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price Year ending December 2024: \$2,305,000

Comparable Properties

43 Dight Av BALWYN NORTH 3104 (REI) 3 2 2 2 Price: \$2,200,000 Method: Private Sale Date: 26/11/2024 Property Type: House Land Size: 685 sqm approx	Agent Comments
28 Sunburst Av BALWYN NORTH 3104 (REI/VG) 3 ↓ 1 ↓ 1 Price: \$2,170,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res) Land Size: 656 sqm approx	Agent Comments
26 Illawarra Rd BALWYN NORTH 3104 (VG) 3	Agent Comments

Account - VICPROP | P: 03 8888 1011



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