

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

3/36 Corhampton Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,200,000 Property Type Unit Suburb Balwyn North

Period - From 01/04/2024 to 30/06/2024 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	3/5 Corhampton Rd BALWYN NORTH 3104	\$838,000	27/07/2024
2	2/11 Winmalee Rd BALWYN 3103	\$870,000	11/06/2024
3	4/3 Station St KEW EAST 3102	\$912,000	08/04/2024

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:

29/08/2024 11:33

3/36 Corhampton Road, Balwyn North Vic 3104

RT Edgar

Vince Naz

0402 828 198

0402 828 198

vnaz@rtedgar.com.au

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

June quarter 2024: \$1,200,000



🛏 2 🛏 1 🚗 2

Property Type: Unit

Land Size: 178 sqm approx

Agent Comments

Comparable Properties



3/5 Corhampton Rd BALWYN NORTH 3104 (REI)

Agent Comments

🛏 2 🛏 1 🚗 2

Price: \$838,000

Method: Auction Sale

Date: 27/07/2024

Property Type: Villa



2/11 Winmalee Rd BALWYN 3103 (REI/VG)

Agent Comments

🛏 2 🛏 1 🚗 2

Price: \$870,000

Method: Private Sale

Date: 11/06/2024

Property Type: Unit



4/3 Station St KEW EAST 3102 (REI/VG)

Agent Comments

🛏 2 🛏 1 🚗 1

Price: \$912,000

Method: Sold Before Auction

Date: 08/04/2024

Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.