

# 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

25 Walnut 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)

Range between \$1,790,000

&

\$1,950,000

### Median sale price

Median price \$2,263,000

Property Type House

Suburb Balwyn North

Period - From 01/01/2021

to

31/12/2021

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	23 Helston St BALWYN NORTH 3104	\$1,891,000	02/03/2022
2	59 Clifton St BALWYN NORTH 3104	\$1,850,000	05/03/2022
3	217 Doncaster Rd BALWYN NORTH 3104	\$1,840,000	06/03/2022

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:

16/03/2022 14:17



5 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,790,000 - \$1,950,000

Median House Price

Year ending December 2021: \$2,263,000

## Comparable Properties



23 Helston St BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$1,891,000

Method: Private Sale

Date: 02/03/2022

Property Type: House



59 Clifton St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 1

Price: \$1,850,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)



217 Doncaster Rd BALWYN NORTH 3104 (REI) Agent Comments

4 1 1

Price: \$1,840,000

Method: Private Sale

Date: 06/03/2022

Property Type: House

Land Size: 867 sqm approx

Account - VICPROP