

## 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

14 ORION STREET 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) (\*Delete single price or range as applicable)

Single Price

\$3,500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,382,500

Property type

House

Suburb

Balwyn North

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

5 ECHO AVENUE BALWYN NORTH VIC 3104	\$3,375,000	31-Aug-24
13 MOODY STREET BALWYN NORTH VIC 3104	\$3,250,000	01-Sep-24
35A CORHAMPTON ROAD BALWYN NORTH VIC 3104	\$3,350,000	09-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 03 October 2024



**5 ECHO AVENUE BALWYN NORTH VIC 3104** Sold Price <sup>RS</sup> **\$3,375,000** Sold Date **31-Aug-24**  
Distance **1.17km**

 4  2  -



**13 MOODY STREET BALWYN NORTH VIC 3104** Sold Price <sup>RS</sup> **\$3,250,000** Sold Date **01-Sep-24**  
Distance **1.44km**

 4  2  2



**35A CORHAMPTON ROAD BALWYN NORTH VIC 3104** Sold Price <sup>RS</sup> **\$3,350,000** <sup>UN</sup> Sold Date **09-Sep-24**  
Distance **1.5km**

 4  3  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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