

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode 6 BON VUE ROAD, BALWYN NORTH, VIC 3104

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,316,000 Property type House Suburb Balwyn North

Period - From 01/04/2022 to 31/3/2023 Source Price Finder

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
5 BOORAHMAN ST, BALWYN NORTH, VIC 3104	\$2,260,000	24/03/2023
44 PANORAMIC RD, BALWYN NORTH, VIC 3104	\$2,310,000	31/03/2023
31 SUNBURST AVE, BALWYN NORTH, VIC 3104	\$2,210,000	18/03/2023

This Statement of Information was prepared on: 18/05/2023