

# 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 27 Lansdown 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)

Single Price \$1,900,000

### Median sale price

Median price \$1,900,000 Property Type House Suburb Balwyn North (3104)

Period - From 01/02/2020 to 04/02/2021 Source REA

### Comparable property sales

**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
158 MAUD STREET, BALWYN NORTH VIC 3104	\$1,901,000	05/12/2020
9 TOWER ROAD, BALWYN NORTH VIC 3104	\$1,950,000	12/12/2020
14 TOWER ROAD, BALWYN NORTH VIC 3104	\$2,110,000	12/12/2020

This Statement of Information was prepared on: 11/03/2021