

## 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

1/43 SUTTON STREET BALWYN NORTH VIC 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

Unit

Suburb

Balwyn North

Period-from

01 Apr 2023

to

31 Mar 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

1/146 MAUD STREET BALWYN NORTH VIC 3104	\$1,292,000	08-Mar-24
15 CARNELL PLACE BALWYN NORTH VIC 3104	\$1,281,500	04-Apr-24
2/19 CARAVAN STREET BALWYN VIC 3103	\$1,290,000	04-Nov-23

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: 20 April 2024

**MANDY LEE**

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**1/146 MAUD STREET BALWYN  
NORTH VIC 3104**

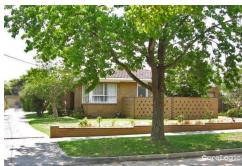
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Sold Price <sup>RS</sup> **\$1,292,000** <sup>UN</sup> Sold Date **08-Mar-24**Distance **0.15km****15 CARNELL PLACE BALWYN  
NORTH VIC 3104**

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Sold Price <sup>RS</sup> **\$1,281,500** Sold Date **04-Apr-24**Distance **1.46km****2/19 CARAVAN STREET BALWYN  
VIC 3103**

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Sold Price **\$1,290,000** Sold Date **04-Nov-23**Distance **1.79km****3/11 RANGEVIEW GROVE BALWYN  
NORTH VIC 3104**

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Sold Price **\$950,000** Sold Date **22-Dec-23**Distance **0.93km****3/1 BIRTLES STREET BALWYN VIC  
3103**

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 2

Sold Price <sup>RS</sup> **\$1,270,000** <sup>UN</sup> Sold Date **14-Mar-24**Distance **1.53km****4/1114 BURKE ROAD BALWYN  
NORTH VIC 3104**

3
 2
 2

Sold Price **\$1,250,000** Sold Date **04-Jan-24**Distance **1.6km****RS** = Recent sale**UN** = Undisclosed Sale

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