

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

8 The Moor, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$1,632,500

Property Type Townhouse

Suburb Balwyn North

Period - From 26/09/2021

to

25/09/2022

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	24 Bennett St DEEPPDENE 3103	\$2,800,000	06/05/2022
2	4/34 May St DEEPPDENE 3103	\$2,520,000	16/05/2022
3	23 Aquila St BALWYN NORTH 3104	\$2,350,000	23/06/2022

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:

26/09/2022 17:09



4 2 3

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 318 sqm approx
Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,750,000
Median Townhouse Price
 26/09/2021 - 25/09/2022: \$1,632,500

Comparable Properties



24 Bennett St DEEPDENE 3103 (REI/VG)

Agent Comments

4 3 4

Price: \$2,800,000
Method: Sold Before Auction
Date: 06/05/2022
Property Type: House (Res)
Land Size: 363 sqm approx



4/34 May St DEEPDENE 3103 (REI/VG)

Agent Comments

5 3 2

Price: \$2,520,000
Method: Private Sale
Date: 16/05/2022
Property Type: Townhouse (Res)



23 Aquila St BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$2,350,000
Method: Private Sale
Date: 23/06/2022
Property Type: House
Land Size: 339 sqm approx

Account - VICPROP