

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 Gardenia Road, Balwyn North

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$ 1,800,000

Median sale priceMedian price

\$2,430,000

Property type

House

Suburb

Balwyn North

Period - From

1/10/2021

to

31/12/2021

Source

REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 8 8 Earls Court, Balwyn North	\$ 1,900,000	6/12/21
2 10 Gardenia Road, Balwyn North	\$ 1,810,000	17/4/21
3 13 Gardenia Road, Balwyn North	\$ 1,701,000	31/7/21

This Statement of Information was prepared on:

18/02/2022

Comparable properties



\$1,900,000

8 Earls Court, Balwyn North, Victoria

DATE: 6/12/21

PROPERTY TYPE: HOUSE

 3  1
 2  680 sqm



\$1,810,000

10 Gardenia Road, Balwyn North, Victoria

DATE: 17/4/21

PROPERTY TYPE: HOUSE

 4  2
 1  664 sqm



\$1,701,000

13 Gardenia Road, Balwyn North, Victoria

DATE: 31/7/21

PROPERTY TYPE: HOUSE

 3  1
 2  621 sqm x

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21 days on market



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