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	88 Panoramic Road, Balwyn North Vic 3104
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Indicative selling price

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

hange between \$1,750,000 & \$1,900,000	Range between	\$1,750,000	&	\$1,900,000
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Median sale price

Median price	\$1,920,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	01/01/2020	to	31/03/2020		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

Add	dress of comparable property	Price	Date of sale
1	141 Maud St BALWYN NORTH 3104	\$1,850,000	24/04/2020
2	10 Kosciusko Rd BALWYN NORTH 3104	\$1,815,000	15/02/2020
3	3 Corby St BALWYN NORTH 3104	\$1,775,000	29/02/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 09/06/2020 08:32	
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Property Type:

Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,900,000 **Median House Price** March quarter 2020: \$1,920,000

Comparable Properties



141 Maud St BALWYN NORTH 3104 (REI)



Price: \$1,850,000 Method: Private Sale Date: 24/04/2020

Property Type: House (Res) Land Size: 864 sqm approx

Agent Comments

Agent Comments

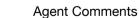


10 Kosciusko Rd BALWYN NORTH 3104 (REI)





Price: \$1,815,000 Method: Private Sale Date: 15/02/2020 Property Type: House Land Size: 776 sqm approx





3 Corby St BALWYN NORTH 3104 (REI)

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Price: \$1,775,000 Method: Auction Sale Date: 29/02/2020 Rooms: 5

Property Type: House (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



