

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

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$1,920,000

Property 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	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 comparable properties 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



3 1 2

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)

Agent Comments

4 3 2

Price: \$1,850,000
Method: Private Sale
Date: 24/04/2020
Property Type: House (Res)
Land Size: 864 sqm approx



10 Kosciuszko Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 1 8

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)

Agent Comments

3 1 1

Price: \$1,775,000
Method: Auction Sale
Date: 29/02/2020
Rooms: 5
Property Type: House (Res)