

# 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

71 The Boulevard, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$4,300,000

&

\$4,730,000

### Median sale price

Median price

\$2,142,500

Property Type

House

Suburb

Balwyn North

Period - From

01/07/2024

to

30/09/2024

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.~~

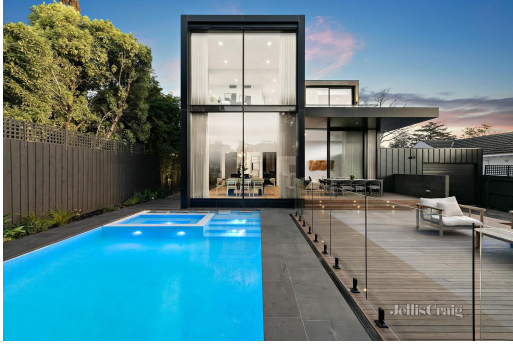
	Address of comparable property	Price	Date of sale
1	79 Corhampton Rd BALWYN NORTH 3104	\$4,580,000	03/07/2024
2			
3			

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:

24/12/2024 12:25



 5
  5
  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$4,300,000 - \$4,730,000

**Median House Price**

September quarter 2024: \$2,142,500

## Comparable Properties



**79 Corhampton Rd BALWYN NORTH 3104 (REI)**

Agent Comments

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**Price:** \$4,580,000

**Method:** Private Sale

**Date:** 03/07/2024

**Property Type:** House (Res)

**Land Size:** 553 sqm approx

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.

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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