

# 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

2 Citron Avenue, Balwyn North Vic 3104

### Indicative selling price

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

Single price

\$1,990,000

### Median sale price

Median price

\$2,330,000

Property Type

House

Suburb

Balwyn North

Period - From

06/11/2022

to

05/11/2023

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	3/33 Kireep Rd BALWYN 3103	\$2,000,000	12/10/2023
2	17 Bernard St BALWYN NORTH 3104	\$2,000,000	21/09/2023
3	36 Gardenia Rd BALWYN NORTH 3104	\$1,950,000	22/05/2023

**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:

06/11/2023 15:02



4 2 2

**Property Type:** House (Res)

**Land Size:** 346 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,990,000

**Median House Price**

06/11/2022 - 05/11/2023: \$2,330,000

## Comparable Properties



**3/33 Kireep Rd BALWYN 3103 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 12/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 219 sqm approx



**17 Bernard St BALWYN NORTH 3104 (REI)**

Agent Comments

4 2 3

**Price:** \$2,000,000

**Method:** Sold Before Auction

**Date:** 21/09/2023

**Property Type:** House (Res)

**Land Size:** 631 sqm approx



**36 Gardenia Rd BALWYN NORTH 3104 (VG)**

Agent Comments

4 - -

**Price:** \$1,950,000

**Method:** Sale

**Date:** 22/05/2023

**Property Type:** House (Res)

**Land Size:** 728 sqm approx