

## 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

16 Gardenia Road. Balwyn North

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$2,100,000

**Median sale price**Median price 

\$2,180,000

Property type 

House

Suburb 

Balwyn North

Period - From 

April 21

to

June 21

Source 

REIV

**Comparable property sales**

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 4 Maughan Parade. Balwyn North	\$2,211,000	18 / 6 / 2021
2 33 Winfield Road. Balwyn North	\$2,095,000	24 / 5 / 2021
3 12 Sylvander Street. Balwyn Nnorth	\$1,950,000	17 / 4 / 2021

This Statement of Information was prepared on: 

03/09/2021.

## Comparable properties



**\$2,210,000**

4 Maughan Parade, Balwyn North, Victoria

DATE: 18/6/21

PROPERTY TYPE: HOUSE

 3     1  
 1     741 sqm



**\$2,095,000**

33 Winfield Road, Balwyn North, Victoria

DATE: 24/5/21

PROPERTY TYPE: HOUSE

 3     2  
 3     679 sqm



**\$1,950,000**

12 Sylvander Street, Balwyn North, Victoria

DATE: 17/4/21

PROPERTY TYPE: HOUSE

 3     1  
 1     650 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee