

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

G03/1084 Burke Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$892,000 Property Type Unit Suburb Balwyn North

Period - From 01/01/2021 to 31/03/2021 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	4/1126 Burke Rd BALWYN NORTH 3104	\$617,500	01/05/2021
2	10/1116 Burke Rd BALWYN NORTH 3104	\$588,000	08/04/2021
3	103/1072 Burke Rd BALWYN NORTH 3104	\$560,000	13/01/2021

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:

03/05/2021 10:37



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

March quarter 2021: \$892,000

Comparable Properties



4/1126 Burke Rd BALWYN NORTH 3104 (REI) Agent Comments

2 1 1

Price: \$617,500

Method: Auction Sale

Date: 01/05/2021

Property Type: Apartment



10/1116 Burke Rd BALWYN NORTH 3104 (REI) Agent Comments

2 2 1

Price: \$588,000

Method: Expression of Interest

Date: 08/04/2021

Property Type: Apartment



103/1072 Burke Rd BALWYN NORTH 3104 (VG) Agent Comments

2 - -

Price: \$560,000

Method: Sale

Date: 13/01/2021

Property Type: Strata Unit/Flat