## 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

1/7 Walnut Road, Balwyn North Vic 3104

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,100,000				
Median sale price*									
Median price	\$2,000,000	Pro	operty Type	Unit			Suburb	Balwyn North	
Period - From	20/10/2023	to	08/04/2024		So	urce	Property	/Data	

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/5 Dunure Ct BALWYN 3103	\$2,068,000	27/10/2023
2	2/33 Kireep Rd BALWYN 3103	\$2,030,000	21/10/2023
3			

OR

**B**<sup>\*</sup> 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:

08/04/2024 16:51



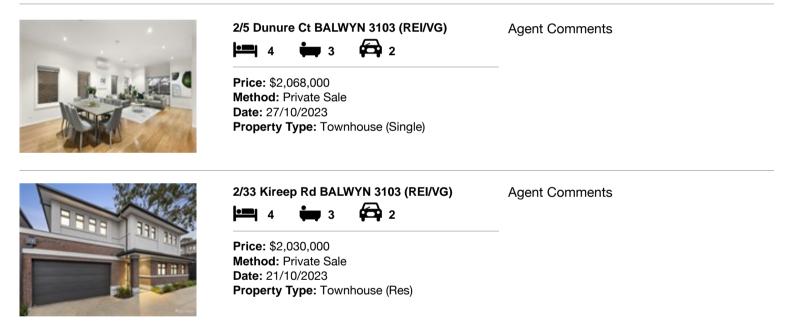






**Property Type:** Townhouse (Res) **Land Size:** 270 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,100,000 Median Unit Price \* 20/10/2023 - 08/04/2024: \$2,000,000 \* Agent calculated median

# **Comparable Properties**



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 - VICPROP

propertydata



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