

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 between

\$2,000,000

&

\$2,100,000

Median sale price*

Median price

\$2,000,000

Property Type

Unit

Suburb

Balwyn North

Period - From

20/10/2023

to

08/04/2024

Source

PropertyData

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 | 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* 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



4 3 2

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



2/5 Dunure Ct BALWYN 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$2,068,000

Method: Private Sale

Date: 27/10/2023

Property Type: Townhouse (Single)



2/33 Kireep Rd BALWYN 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$2,030,000

Method: Private Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

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.

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