

# 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

5 Cascade Street, Balwyn North Vic 3104

### Indicative selling price

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

Range between \$3,650,000 & \$4,015,000

### Median sale price

Median price \$2,380,000 Property Type House Suburb Balwyn North

Period - From 16/07/2023 to 15/07/2024 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	10 Grey St BALWYN 3103	\$3,853,000	16/04/2024
2	64 Sutton St BALWYN NORTH 3104	\$3,445,000	24/02/2024
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: 16/07/2024 16:02



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**Property Type:** House  
**Land Size:** 836 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,650,000 - \$4,015,000  
**Median House Price**  
16/07/2023 - 15/07/2024: \$2,380,000

## Comparable Properties



**10 Grey St BALWYN 3103 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$3,853,000  
**Method:** Private Sale  
**Date:** 16/04/2024  
**Property Type:** House  
**Land Size:** 830 sqm approx



**64 Sutton St BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**

 5  4  4

**Price:** \$3,445,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx

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 - Ross-Hunt Surrey Hills | P: (03) 9830 4044**