

# 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

3 Gardner Court, 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 \$4,600,000 & \$4,900,000

### Median sale price

Median price \$2,142,500 Property Type House Suburb Balwyn North

Period - From 01/07/2024 to 30/09/2024 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	28 Cremorne St BALWYN 3103	\$4,840,000	31/08/2024
2	20 Austin St BALWYN 3103	\$4,808,000	12/08/2024
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:

22/11/2024 10:36



 5  5  2

**Property Type:** House  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,600,000 - \$4,900,000  
**Median House Price**  
September quarter 2024: \$2,142,500

## Comparable Properties



**28 Cremorne St BALWYN 3103 (REI/VG)**

**Agent Comments**

 5  4  2

**Price:** \$4,840,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** House (Res)  
**Land Size:** 671 sqm approx



**20 Austin St BALWYN 3103 (REI/VG)**

**Agent Comments**

 5  5  2

**Price:** \$4,808,000  
**Method:** Private Sale  
**Date:** 12/08/2024  
**Property Type:** House  
**Land Size:** 656 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 - Woodards** | P: 03 9830 8000 | F: 03 9888 2700



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