

# 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 32 Longview Road, 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 \$4,300,000 & \$4,600,000

### Median sale price

Median price \$2,305,000 Property Type House Suburb Balwyn North

Period - From 01/10/2023 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	51 Longview Rd BALWYN NORTH 3104	\$5,250,000	22/10/2024
2	39 Fortuna Av BALWYN NORTH 3104	\$4,960,000	13/09/2024
3	79 Corhampton Rd BALWYN NORTH 3104	\$4,580,000	03/07/2024

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: 30/11/2024 18:02

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**Indicative Selling Price**

\$4,300,000 - \$4,600,000

**Median House Price**

Year ending September 2024: \$2,305,000



 5  5  2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



51 Longview Rd BALWYN NORTH 3104 (REI)

Agent Comments

 5  5  6

**Price:** \$5,250,000

**Method:** Expression of Interest

**Date:** 22/10/2024

**Property Type:** House (Res)



39 Fortuna Av BALWYN NORTH 3104 (REI)

Agent Comments

 5  4  2

**Price:** \$4,960,000

**Method:** Sold Before Auction

**Date:** 13/09/2024

**Property Type:** House (Res)

**Land Size:** 751 sqm approx



79 Corhampton Rd BALWYN NORTH 3104 (REI)

Agent Comments

 5  5  3

**Price:** \$4,580,000

**Method:** Private Sale

**Date:** 03/07/2024

**Property Type:** House (Res)

**Land Size:** 553 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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