

# 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

49 Buchanan Avenue, 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)

Single price

\$3,999,000

### Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Balwyn North

Period - From

26/09/2021

to

25/09/2022

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	6 Birtles Ct BALWYN 3103	\$4,250,000	30/05/2022
2	17 Burroughs Rd BALWYN 3103	\$4,005,000	10/09/2022
3	30 Albury Rd BALWYN NORTH 3104	\$3,998,000	25/05/2022

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:

26/09/2022 11:25



5 4 2

**Rooms:** 9  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$3,999,000

**Median House Price**  
26/09/2021 - 25/09/2022: \$2,300,000

## Comparable Properties



**6 Birtles Ct BALWYN 3103 (REI/VG)**

5 4 4

**Price:** \$4,250,000  
**Method:** Private Sale  
**Date:** 30/05/2022  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx

**Agent Comments**

Not in the school zone and location is not as great. but slightly bigger block.



**17 Burroughs Rd BALWYN 3103 (REI)**

5 4 2

**Price:** \$4,005,000  
**Method:** Auction Sale  
**Date:** 10/09/2022  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx

**Agent Comments**

The location and the property are not as good but slightly bigger block.



**30 Albury Rd BALWYN NORTH 3104 (REI/VG)**

5 4 2

**Price:** \$3,998,000  
**Method:** Sold Before Auction  
**Date:** 25/05/2022  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx

**Agent Comments**

The location and the property are not as good but slightly bigger block.

**Account** - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017