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

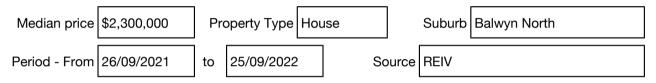
49 Buchanan Avenue, Balwyn North Vic 3104

Indicative selling price

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Single price \$3,999,000

Median sale price



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.

Ado	dress 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









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 6 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



propertydata

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