

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8/36 Jurang Street Balwyn, 3103
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$490,000 &
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Median sale price

Median price	\$767,500	Property Type	NOT PROVIDED	Suburb	BALWYN
Period - From	12-Jul-2021	to	11-Jul-2022	Source	realestate.com.au

Comparable property sales

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	1/26 Weir Street Balwyn VIC 3103	\$630,000	23-Apr-2022
2	5/100 Balwyn Road Balwyn VIC 3103	\$485,000	12-May-2022
3	10/2A Brenbeal Street Balwyn VIC 3103	\$570,000	24-Apr-2022

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