

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

2/54 Maud Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,200,000

Property Type Unit

Suburb Balwyn North

Period - From 01/04/2023

to

31/03/2024

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 | 20 Lucifer St BALWYN NORTH 3104 | \$1,150,000 | 09/02/2024 |
| 2 | 2/9 Head St BALWYN 3103 | \$1,130,000 | 15/12/2023 |
| 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:

29/04/2024 19:06

2/54 Maud Street, Balwyn North Vic 3104



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
Year ending March 2024: \$1,200,000

Comparable Properties



20 Lucifer St BALWYN NORTH 3104 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,150,000
Method: Sold Before Auction
Date: 09/02/2024
Property Type: Unit
Land Size: 250 sqm approx

2/9 Head St BALWYN 3103 (VG) **Agent Comments**

2 - -

Price: \$1,130,000
Method: Sale
Date: 15/12/2023
Property Type: Flat/Unit/Apartment (Res)

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.

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