

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

2/6 Bernborough Avenue, Balwyn, VIC 3103

Indicative selling price

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

Single price

or range between

\$1,600,000

&

\$1,750,000

Median sale price

Median price

\$

Property type

Other

Suburb

BALWYN

Period - From

30/07/2023

to

29/07/2024

Source

core_logic

Comparable property sales

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.

| Address of comparable property | | Price | Date of sale |
|--------------------------------|------------------------------------|-------------|--------------|
| 1 | 2/11 Iramoo Street Balwyn Vic 3103 | \$1,700,000 | 2024-04-27 |
| 2 | 2/21 Weir Street Balwyn Vic 3103 | \$1,712,000 | 2024-02-25 |
| 3 | 2A Clayton Road, Balwyn Vic 3103 | \$1,769,000 | 2024-07-27 |

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section

This Statement of Information was prepared on: 30/07/2024

