

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

2/32 NORTHCOTE AVENUE BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Balwyn

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

2/10 NORTHCOTE AVENUE BALWYN VIC 3103	\$900,000	12-Mar-25
1/8 MANGAN STREET BALWYN VIC 3103	\$909,000	23-Nov-24
210/45 BANOOL ROAD BALWYN VIC 3103	\$910,000	21-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 14 May 2025

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2/10 NORTHCOTE AVENUE BALWYN VIC 3103

2 1 1

Sold Price **\$900,000** Sold Date **12-Mar-25**

Distance **0.18km**



1/8 MANGAN STREET BALWYN VIC 3103

2 1 1

Sold Price **\$909,000** Sold Date **23-Nov-24**

Distance **0.61km**



210/45 BANOOL ROAD BALWYN VIC 3103

2 1 1

Sold Price ^{RS} **\$910,000** ^{UN} Sold Date **21-Jan-25**

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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