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	5 ECHO AVENUE BALWYN NORTH VIC 3104

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	$2,600,000	&	$2,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,429,800	Property type	House	Suburb	Balwyn North
Period-from	01 Aug 2023	to	31 Jul 2024	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
6 LEXTON STREET BALWYN NORTH VIC 3104	$2,710,000	20-Apr-24
36 ILLAWARRA ROAD BALWYN NORTH VIC 3104	$2,944,000	10-Mar-24

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.

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6 LEXTON STREET BALWYN NORTH VIC 3104

5 2 2

Sold Price **$2,710,000** Sold Date **20-Apr-24**

Distance **2.29km**



36 ILLAWARRA ROAD BALWYN NORTH VIC 3104

6 3 1

Sold Price **$2,944,000** Sold Date **10-Mar-24**

Distance **1.41km**

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

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