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	131 Maud Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $2,725,000

Median sale price

Median price $2,350,000 Property Type House Suburb Balwyn North

Period - From 01/07/2021 to 30/09/2021 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	4 Sutton St BALWYN NORTH 3104	$2,750,000	18/10/2021
2	26 Burroughs Rd BALWYN 3103	$2,735,000	03/06/2021
3	208 Belmore Rd BALWYN 3103	$2,720,000	03/07/2021

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: 31/10/2021 18:09

131 Maud Street, Balwyn North Vic 3104



3 1 1

Property Type: House
Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price
$2,725,000
Median House Price
September quarter 2021: $2,350,000

Comparable Properties



4 Sutton St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,750,000
Method: Sold Before Auction
Date: 18/10/2021
Property Type: House (Res)
Land Size: 775 sqm approx

Agent Comments



26 Burroughs Rd BALWYN 3103 (REI)

4 3 2

Price: $2,735,000
Method: Sold Before Auction
Date: 03/06/2021
Property Type: House (Res)
Land Size: 734 sqm approx

Agent Comments



208 Belmore Rd BALWYN 3103 (REI)

3 1 -

Price: $2,720,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 1066 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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