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	31 Corhampton Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,500,000 & $2,600,000

Median sale price

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

Period - From 08/06/2021 to 07/06/2022 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	56 Hosken St BALWYN NORTH 3104	$2,680,000	11/05/2022
2	43 Nicholson St BALWYN NORTH 3104	$2,540,000	28/05/2022
3	10 Moody St BALWYN NORTH 3104	$2,410,000	07/05/2022

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: 08/06/2022 13:22

31 Corhampton Road, Balwyn North Vic 3104



5 1 2

Rooms: 7
Property Type: House (Res)
Land Size: 877 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,600,000
Median House Price
08/06/2021 - 07/06/2022: $2,350,000

Comparable Properties



56 Hosken St BALWYN NORTH 3104 (REI)

4 1 3

Price: $2,680,000
Method: Sold Before Auction
Date: 11/05/2022
Property Type: House (Res)

Agent Comments



43 Nicholson St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,540,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 878 sqm approx

Agent Comments



10 Moody St BALWYN NORTH 3104 (REI)

3 1 2

Price: $2,410,000
Method: Auction Sale
Date: 07/05/2022
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments

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

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