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	72 Banool Road, Balwyn Vic 3103

Indicative selling price

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

Single price $2,850,000

Median sale price

Median price $2,837,500 Property Type House Suburb Balwyn

Period - From 01/07/2022 to 30/09/2022 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	8 Morris St BALWYN NORTH 3104	$2,882,000	19/10/2022
2	27 Sevenoaks St BALWYN 3103	$2,862,000	22/12/2022
3	5 Aif St BALWYN 3103	$2,816,000	03/12/2022

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: 11/01/2023 17:17

72 Banool Road, Balwyn Vic 3103



4 2 2

Property Type: House
Land Size: 878 sqm approx

Agent Comments

Indicative Selling Price
$2,850,000
Median House Price
September quarter 2022: $2,837,500

Comparable Properties



8 Morris St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,882,000
Method: Auction Sale
Date: 19/10/2022
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments



27 Sevenoaks St BALWYN 3103 (REI)

4 2 2

Price: $2,862,000
Method: Private Sale
Date: 22/12/2022
Property Type: House
Land Size: 805 sqm approx

Agent Comments



5 Aif St BALWYN 3103 (REI)

3 2 2

Price: $2,816,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

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

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