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 Longview Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,281,000 Property Type House Suburb Balwyn North

Period - From 01/01/2022 to 31/12/2022 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	31 Sunburst Av BALWYN NORTH 3104	$2,210,000	18/03/2023
2	35 Kawarren St BALWYN NORTH 3104	$2,158,000	18/02/2023
3	3 Gardner Ct BALWYN NORTH 3104	$2,110,000	25/02/2023

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: 03/04/2023 17:01

31 Longview Road, Balwyn North Vic 3104



4 2

Rooms: 9
Property Type: House
Land Size: 661.597 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending December 2022: $2,281,000

Comparable Properties



31 Sunburst Av BALWYN NORTH 3104 (REI)

3 1 2

Price: $2,210,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments



35 Kawarren St BALWYN NORTH 3104 (REI)

4 3 2

Price: $2,158,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



3 Gardner Ct BALWYN NORTH 3104 (REI)

3 1 2

Price: $2,110,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

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

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