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	8 Walbundry Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,700,000 & $2,880,000

Median sale price

Median price $2,345,000 Property Type House Suburb Balwyn North

Period - From 02/11/2022 to 01/11/2023 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	49 Fortuna Av BALWYN NORTH 3104	$2,938,000	30/08/2023
2	9 Riverside Av BALWYN NORTH 3104	$2,810,000	20/10/2023
3	17 Minerva Av BALWYN NORTH 3104	$2,660,000	18/10/2023

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: 02/11/2023 10:06

8 Walbundry Avenue, Balwyn North Vic 3104



6 3 2

Rooms: 10
Property Type: House
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,880,000
Median House Price
02/11/2022 - 01/11/2023: $2,345,000

Comparable Properties



49 Fortuna Av BALWYN NORTH 3104 (REI)

5 3 4

Price: $2,938,000
Method: Private Sale
Date: 30/08/2023
Property Type: House
Land Size: 866 sqm approx

Agent Comments



9 Riverside Av BALWYN NORTH 3104 (REI)

4 4 2

Price: $2,810,000
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 836 sqm approx

Agent Comments



17 Minerva Av BALWYN NORTH 3104 (REI)

5 3 2

Price: $2,660,000
Method: Sold Before Auction
Date: 18/10/2023
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments

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

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