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	10 Burroughs Road, Balwyn Vic 3103

Indicative selling price

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

Range between $4,200,000 & $4,500,000

Median sale price

Median price $3,240,250 Property Type House Suburb Balwyn

Period - From 01/07/2023 to 30/09/2023 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	42 Grosvenor Pde BALWYN 3103	$4,368,000	15/07/2023
2			
3			

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: 17/10/2023 10:52

RT Edgar



6 7 6

Property Type: House
Land Size: 747 sqm approx

Agent Comments

Indicative Selling Price
$4,200,000 - $4,500,000
Median House Price
September quarter 2023: $3,240,250

Comparable Properties



42 Grosvenor Pde BALWYN 3103 (REI)

5 4 2

Price: $4,368,000
Method: Sold Before Auction
Date: 15/07/2023
Property Type: House (Res)

Agent Comments

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

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