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<br>Including suburb and postcode | 4 BEVAN STREET BALWYN VIC 3103 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $2,400,000 | & | $2,580,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $2,900,000 | Property type | House | Suburb | Balwyn |
| Period-from | 01 Oct 2022 | to | 30 Sep 2023 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 6 HIGHLAND AVENUE BALWYN VIC 3103 | $2,620,000 | 23-Sep-23 |
| 7 PARKDALE AVENUE BALWYN VIC 3103 | - | 22-Aug-23 |
| 6 HUNT STREET BALWYN NORTH VIC 3104 | $2,600,000 | 02-Sep-23 |

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 6 months.~~

This Statement of Information was prepared on: 12 October 2023

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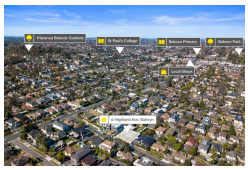
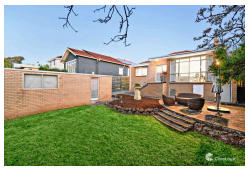


**6 HIGHLAND AVENUE BALWYN VIC 3103**

3 1 2

Sold Price RS **$2,620,000** Sold Date **23-Sep-23**

Distance **1.01km**



**7 PARKDALE AVENUE BALWYN VIC 3103**

3 1 2

Sold Price RS UN **-** Sold Date **22-Aug-23**

Distance **1.53km**



**6 HUNT STREET BALWYN NORTH VIC 3104**

4 1 2

Sold Price RS **$2,600,000** Sold Date **02-Sep-23**

Distance **1.37km**

**RS** = Recent sale **UN** = Undisclosed Sale

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