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	270 Balwyn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $4,250,000 & $4,675,000

Median sale price

Median price $1,850,000 Property Type House Suburb Balwyn North

Period - From 01/10/2020 to 31/12/2020 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	41 Ellsa St BALWYN NORTH 3104	$5,750,000	13/01/2021
2	7 Rookwood St BALWYN NORTH 3104	$4,800,000	20/11/2020
3	16 Landen Av BALWYN NORTH 3104	$4,275,000	20/02/2021

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: 22/03/2021 11:43

RT Edgar

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Indicative Selling Price
$4,250,000 - $4,675,000
Median House Price
December quarter 2020: $1,850,000



2

Property Type: House (Res)
Land Size: 1006 sqm approx

Agent Comments

Comparable Properties



41 Ellsa St BALWYN NORTH 3104 (REI/VG)

5 7 6

Price: $5,750,000
Method: Private Sale
Date: 13/01/2021
Property Type: House
Land Size: 1088 sqm approx

Agent Comments



7 Rookwood St BALWYN NORTH 3104 (REI/VG)

5 4 3

Price: $4,800,000
Method: Private Sale
Date: 20/11/2020
Property Type: House
Land Size: 715 sqm approx

Agent Comments



16 Landen Av BALWYN NORTH 3104 (REI)

5 4 4

Price: $4,275,000
Method: Auction Sale
Date: 20/02/2021
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.