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	43 Gardenia Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $2,350,000 Property Type House Suburb Balwyn North

Period - From 01/07/2021 to 30/09/2021 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	73 Hill Rd BALWYN NORTH 3104	$1,828,000	04/01/2022
2	144 Greythorn Rd BALWYN NORTH 3104	$1,820,000	11/12/2021
3	33 Capella St BALWYN NORTH 3104	$1,785,000	05/11/2021

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: 18/01/2022 19:40

43 Gardenia Road, Balwyn North Vic 3104

RT Edgar

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3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 779 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
September quarter 2021: $2,350,000

Comparable Properties



73 Hill Rd BALWYN NORTH 3104 (REI)

4 2 2

Price: $1,828,000
Method: Private Sale
Date: 04/01/2022
Property Type: House
Land Size: 732 sqm approx

Agent Comments



144 Greythorn Rd BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,820,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)

Agent Comments



33 Capella St BALWYN NORTH 3104 (REI)

4 2 2

Price: $1,785,000
Method: Private Sale
Date: 05/11/2021
Property Type: House
Land Size: 701 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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