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 | 31 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 & $2,900,000

## Median sale price

Median price $2,142,500 Property Type House Suburb Balwyn North

Period - From 01/07/2024 to 30/09/2024 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 | 418 Balwyn Rd BALWYN NORTH 3104 | $2,966,000 | 03/08/2024 |
| 2 | 3 Cascade Dr KEW EAST 3102 | $2,758,888 | 01/07/2024 |
| 3 | 57 Panoramic Rd BALWYN NORTH 3104 | $2,750,000 | 06/06/2024 |

**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: 18/10/2024 12:55

# 31 Walbundry Avenue, Balwyn North Vic 3104

Nelson Alexander



5 3 2

**Property Type:** House
**Land Size:** 836 sqm approx

Agent Comments

**Indicative Selling Price**
$2,700,000 - $2,900,000
**Median House Price**
September quarter 2024: $2,142,500

## Comparable Properties



**418 Balwyn Rd BALWYN NORTH 3104 (REI/VG)**

4 3 2

**Price:** $2,966,000
**Method:** Sold Before Auction
**Date:** 03/08/2024
**Property Type:** House (Res)
**Land Size:** 647 sqm approx

Agent Comments



**3 Cascade Dr KEW EAST 3102 (REI/VG)**

4 2 3

**Price:** $2,758,888
**Method:** Private Sale
**Date:** 01/07/2024
**Property Type:** House
**Land Size:** 870 sqm approx

Agent Comments



**57 Panoramic Rd BALWYN NORTH 3104 (REI/VG)**

5 3 2

**Price:** $2,750,000
**Method:** Sold Before Auction
**Date:** 06/06/2024
**Property Type:** House (Res)
**Land Size:** 650 sqm approx

Agent Comments

**Account** - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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