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	1/39 Power Street, Balwyn, VIC 3103

Indicative selling price

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

Single price		or range between	$1,250,000	&	$1,350,000

Median sale price

Median price	$2,967,500	Property type	House	Suburb	Balwyn
Period - From	06/09/2023	to	05/09/2024	Source	pdol

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	2/35 Talbot Avenue, Balwyn	$1,426,000	03/08/2024
2	2/10 Ellen Street, Balwyn	$1,305,000	06/07/2024
3	1/11 Weir Street, Balwyn	$1,450,000	13/04/2024

This Statement of Information was prepared on: 06/09/2024

CONSUMER AFFAIRS VICTORIA