

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

17 Wynyard Crescent, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,448,000 Property Type House Suburb Balwyn North

Period - From 01/04/2024 to 30/06/2024 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	10 Clifton St BALWYN NORTH 3104	\$2,360,000	29/08/2024
2	9 Minerva Av BALWYN NORTH 3104	\$2,305,000	10/08/2024
3			

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: 13/09/2024 09:36



3 2 4

Property Type: House

Bridget Perry
9810 5000
0459 440 054
bridgetperry@jellisrcraig.com.au

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
June quarter 2024: \$2,448,000

Comparable Properties



10 Clifton St BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$2,360,000
Method: Sold Before Auction
Date: 29/08/2024
Property Type: House (Res)
Land Size: 890 sqm approx



9 Minerva Av BALWYN NORTH 3104 (REI)

Agent Comments

4 2 -

Price: \$2,305,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)

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.

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