

## 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

36 GARDENIA ROAD BALWYN NORTH VIC 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,900,000

&

\$2,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,220,000

Property type

House

Suburb

Balwyn North

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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 6 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

13 EARLS COURT BALWYN NORTH VIC 3104	\$2,398,000	31-Aug-21
14 GARDENIA ROAD BALWYN NORTH VIC 3104	\$2,002,000	02-Mar-22
3 ORAVEL STREET BALWYN NORTH VIC 3104	\$2,050,000	29-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 21 March 2022



**13 EARLS COURT BALWYN NORTH VIC 3104** Sold Price **\$2,398,000** Sold Date **31-Aug-21**

5  
 3  
 2

Distance **0.14km**



**14 GARDENIA ROAD BALWYN NORTH VIC 3104** Sold Price <sup>RS</sup> **\$2,002,000** Sold Date **02-Mar-22**

-  
 -  
 2

Distance **0.21km**



**3 ORAVEL STREET BALWYN NORTH VIC 3104** Sold Price **\$2,050,000** Sold Date **29-Nov-21**

4  
 1  
 2

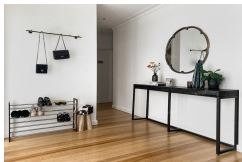
Distance **0.22km**



**7 GLAMIS COURT BALWYN NORTH VIC 3104** Sold Price **\$2,330,000** Sold Date **01-May-21**

4  
 3  
 2

Distance **0.27km**



**84 TANNOCK STREET BALWYN NORTH VIC 3104** Sold Price **\$2,200,000** Sold Date **02-Oct-21**

4  
 2  
 2

Distance **0.31km**

RS = Recent sale      UN = Undisclosed Sale

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