

## 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

5/1096 Burke 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

Unit

Suburb

Balwyn North

Period-from

01 Feb 2021

to

31 Jan 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

4/176 Doncaster Road Balwyn North VIC 3104	\$720,000	15-Oct-21
1/1096 Burke Road Balwyn North VIC 3104	\$680,000	25-Jun-21
2/176 Doncaster Road Balwyn North VIC 3104	\$665,000	21-Oct-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: 01 February 2022



**4/176 Doncaster Road Balwyn North VIC 3104**

2 1 1

Sold Price **\$720,000** Sold Date **15-Oct-21**

Distance **1.7km**



**1/1096 Burke Road Balwyn North VIC 3104**

2 1 1

Sold Price **\$680,000** Sold Date **25-Jun-21**

Distance **-**



**2/176 Doncaster Road Balwyn North VIC 3104**

2 1 1

Sold Price **\$665,000** Sold Date **21-Oct-21**

Distance **1.71km**

RS = Recent sale      UN = Undisclosed Sale

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