

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

23 Banool Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,650,000 & \$1,815,000

Median sale price

Median price \$2,224,000 Property Type House Suburb Balwyn

Period - From 05/01/2020 to 04/01/2021 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	7 Parkdale Av BALWYN 3103	\$2,001,000	07/11/2020
2	310 Belmore Rd BALWYN 3103	\$1,925,000	02/11/2020
3	344 Whitehorse Rd BALWYN 3103	\$1,850,000	20/10/2020

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:

05/01/2021 21:45



Property Type:
Agent Comments

Comparable Properties



7 Parkdale Av BALWYN 3103 (REI)

Agent Comments



Price: \$2,001,000
Method: Auction Sale
Date: 07/11/2020
Property Type: House (Res)
Land Size: 650 sqm approx



310 Belmore Rd BALWYN 3103 (REI)

Agent Comments



Price: \$1,925,000
Method: Private Sale
Date: 02/11/2020
Property Type: House
Land Size: 845 sqm approx



344 Whitehorse Rd BALWYN 3103 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 20/10/2020
Property Type: House
Land Size: 751 sqm approx