

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

1/61 Lansdown Street Balwyn North VIC 3104

Indicative selling price

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

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,070,000

Property type

House

Suburb

Balwyn North

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/10 Hatfield Street Balwyn North VIC 3104	\$1,557,000	05-Jun-21
1/15 Jurang Street Balwyn VIC 3103	\$1,550,000	15-May-21
1B Woods Street Balwyn VIC 3103	\$1,550,000	24-Jun-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: 25 October 2021



2/10 Hatfield Street Balwyn North VIC 3104

Sold Price

\$1,557,000

Sold Date

05-Jun-21

 3  2  2

Distance

1.57km



1/15 Jurang Street Balwyn VIC 3103

Sold Price

\$1,550,000

Sold Date

15-May-21

 3  2  2

Distance

1.47km



1B Woods Street Balwyn VIC 3103

Sold Price

Sold Date

24-Jun-21

 3  2  2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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