

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

6 Stroma Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,050,000

&

\$2,150,000

Median sale price

Median price \$2,380,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2023

to

30/09/2023

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	22 Walnut Rd BALWYN NORTH 3104	\$2,100,000	09/09/2023
2	14 Bolinda Rd BALWYN NORTH 3104	\$2,088,000	27/05/2023
3	49 Mountain View Rd BALWYN NORTH 3104	\$2,066,666	10/06/2023

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:

05/11/2023 15:54



4 2 2

Property Type: House

Land Size: 786 sqm approx

Agent Comments

Comparable Properties



22 Walnut Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 2 4

Price: \$2,100,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 724 sqm approx



14 Bolinda Rd BALWYN NORTH 3104 (REI/VG) **Agent Comments**

3 1 2

Price: \$2,088,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 743 sqm approx



49 Mountain View Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 1

Price: \$2,066,666

Method: Auction Sale

Date: 10/06/2023

Property Type: House (Res)

Land Size: 826 sqm approx