

# 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

8 Wandeem Street, 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)

Range between

\$1,980,000

&

\$2,178,000

### Median sale price

Median price

\$1,910,500

Property Type

House

Suburb

Balwyn North

Period - From

01/10/2019

to

31/12/2019

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	11 Madden St BALWYN NORTH 3104	\$2,390,000	20/11/2019
2	24 Belgravia Av MONT ALBERT NORTH 3129	\$2,100,000	28/11/2019
3	428 Balwyn Rd BALWYN NORTH 3104	\$2,080,000	29/02/2020

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:

30/03/2020 11:20



5 2 4

**Property Type:** House (Res)  
**Land Size:** 933 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,980,000 - \$2,178,000

**Median House Price**

December quarter 2019: \$1,910,500

## Comparable Properties



**11 Madden St BALWYN NORTH 3104 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$2,390,000

**Method:** Sold Before Auction

**Date:** 20/11/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 961 sqm approx



**24 Belgravia Av MONT ALBERT NORTH 3129 (REI/VG)** **Agent Comments**

4 2 1

**Price:** \$2,100,000

**Method:** Sold Before Auction

**Date:** 28/11/2019

**Property Type:** House (Res)

**Land Size:** 985 sqm approx



**428 Balwyn Rd BALWYN NORTH 3104 (REI)** **Agent Comments**

5 2 2

**Price:** \$2,080,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House (Res)