

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

320 Union Road Balwyn VIC 3103

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

\$2,750,000

&

\$2,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,475,000

Property type

House

Suburb

Balwyn

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

8 Ajana Street Balwyn North VIC 3104	\$2,401,000	21-Aug-21
35 Winmalee Road Balwyn VIC 3103	\$2,850,000	17-Aug-21
31 Winmalee Road Balwyn VIC 3103	\$2,835,000	22-May-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: 04 October 2021



8 Ajana Street Balwyn North VIC 3104

 4  2  2

Sold Price

\$2,401,000

Sold Date

21-Aug-21

Distance

0.57km



35 Winmalee Road Balwyn VIC 3103

 4  2  2

Sold Price

^{RS} **\$2,850,000** ^{UN}

Sold Date

17-Aug-21

Distance

1.18km



31 Winmalee Road Balwyn VIC 3103

 4  2  2

Sold Price

\$2,835,000

Sold Date

22-May-21

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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