

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 34 Sevenoaks Street, Balwyn, VIC 3103

Indicative selling price

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

Single price or range between \$3,100,000 & \$3,410,000

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	13 Moody St, BALWYN NORTH Vic	\$3,250,000	01/09/2024
2	30 Sevenoaks St, BALWYN Vic	\$3,328,000	02/08/2024
3	7 May St, Deepdene Vic	\$3,400,000	18/06/2024

This Statement of Information was prepared on:

