

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 Cascade Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$2,180,000 Property Type House Suburb Balwyn North

Period - From 01/04/2021 to 30/06/2021 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	9 Capella St BALWYN NORTH 3104	\$3,830,000	21/08/2021
2	64 The Boulevard BALWYN NORTH 3104	\$3,675,000	27/05/2021
3	22 Clifton St BALWYN NORTH 3104	\$3,450,000	26/06/2021

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: 15/09/2021 14:23



5 3 2

Property Type: House
Land Size: 836 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,500,000
Median House Price
June quarter 2021: \$2,180,000

Comparable Properties



9 Capella St BALWYN NORTH 3104 (REI)

Agent Comments

5 3 2

Price: \$3,830,000
Method: Auction Sale
Date: 21/08/2021
Property Type: House (Res)
Land Size: 704 sqm approx



64 The Boulevard BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 3 3

Price: \$3,675,000
Method: Auction Sale
Date: 27/05/2021
Property Type: House (Res)
Land Size: 970 sqm approx



22 Clifton St BALWYN NORTH 3104 (REI)

Agent Comments

5 4 3

Price: \$3,450,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 753 sqm approx

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