

# 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

14 Bon Vue Road, 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)

Single price

\$2,095,000

### Median sale price

Median price

\$2,350,500

Property Type

House

Suburb

Balwyn North

Period - From

04/07/2021

to

03/07/2022

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	25 Ursa St BALWYN NORTH 3104	\$2,126,000	14/05/2022
2	53 Ursa St BALWYN NORTH 3104	\$2,000,000	05/03/2022
3	74 Mountain View Rd BALWYN NORTH 3104	\$1,950,000	14/05/2022

**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:

04/07/2022 09:16



 4    2    2

**Property Type:** House (Res)

**Land Size:** 615 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,095,000

**Median House Price**

04/07/2021 - 03/07/2022: \$2,350,500

## Comparable Properties



**25 Ursa St BALWYN NORTH 3104 (REI)**

Agent Comments

 4    2    -

**Price:** \$2,126,000

**Method:** Auction Sale

**Date:** 14/05/2022

**Property Type:** House (Res)

**Land Size:** 702 sqm approx



**53 Ursa St BALWYN NORTH 3104 (REI/VG)**

Agent Comments

 4    2    2

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

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



**74 Mountain View Rd BALWYN NORTH 3104 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 14/05/2022

**Property Type:** House (Res)

**Land Size:** 595 sqm approx

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