

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

1/23 Rangeview Grove, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,242,000 Property Type House Suburb Balwyn North

Period - From 01/01/2024 to 31/03/2024 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	1/32 Severn St BALWYN NORTH 3104	\$2,780,000	27/03/2024
2	1/5 Maitland Av KEW 3101	\$2,590,000	04/05/2024
3			

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: 02/07/2024 12:03

1/23 Rangeview Grove, Balwyn North Vic 3104

**Jellis
Craig**

Rod Yan

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Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

March quarter 2024: \$2,242,000



 4  5  2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/32 Severn St BALWYN NORTH 3104 (REI/VG) Agent Comments

 4  4  2

Price: \$2,780,000

Method: Sold Before Auction

Date: 27/03/2024

Property Type: Townhouse (Res)

Land Size: 400 sqm approx



1/5 Maitland Av KEW 3101 (REI)

Agent Comments

 4  3  6

Price: \$2,590,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

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.

Account - Jellis Craig | P: 03 8841 4888



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