

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 Duggan Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,371,000 Property Type House Suburb Balwyn North

Period - From 01/01/2023 to 31/12/2023 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	47 Sutton St BALWYN NORTH 3104	\$2,735,000	24/02/2024
2	12 Echo Av BALWYN NORTH 3104	\$2,620,000	23/03/2024
3	25 Tormey St BALWYN NORTH 3104	\$2,495,000	17/11/2023

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:

03/04/2024 14:56



4 2 2

Property Type: House
Land Size: 920 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
Year ending December 2023: \$2,371,000

Comparable Properties



47 Sutton St BALWYN NORTH 3104 (REI)

Agent Comments

5 2 1

Price: \$2,735,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)



12 Echo Av BALWYN NORTH 3104 (REI)

Agent Comments

5 4 2

Price: \$2,620,000
Method: Private Sale
Date: 23/03/2024
Property Type: House
Land Size: 804 sqm approx



25 Tormey St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,495,000
Method: Private Sale
Date: 17/11/2023
Property Type: House
Land Size: 727 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017