

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

10 Carron 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 & \$2,750,000

Median sale price

Median price \$2,380,000 Property Type House Suburb Balwyn North

Period - From 08/05/2023 to 07/05/2024 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	84 Doncaster Rd BALWYN NORTH 3104	\$2,420,000	02/03/2024
2	12 Echo Av BALWYN NORTH 3104	\$2,620,000	23/03/2024
3	17 Mcshane St BALWYN NORTH 3104	\$2,780,000	06/04/2024

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:

08/05/2024 17:45

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Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

08/05/2023 - 07/05/2024: \$2,380,000



4 3 2

Rooms: 12

Property Type: House (Res)

Land Size: 841 sqm approx

Agent Comments

Comparable Properties



84 Doncaster Rd BALWYN NORTH 3104 (REI) Agent Comments

3 2 2

Price: \$2,420,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 905 sqm approx



12 Echo Av BALWYN NORTH 3104 (REI/VG) Agent Comments

5 4 2

Price: \$2,620,000

Method: Private Sale

Date: 23/03/2024

Property Type: House

Land Size: 804 sqm approx



17 Mcshane St BALWYN NORTH 3104 (REI) Agent Comments

4 2 2

Price: \$2,780,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 996 sqm approx

Account - Marshall White | P: 03 9822 9999