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

11 Renown Street, Balwyn North Vic 3104

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,750,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$2,300,000	Pro	operty Type	Hou	ise		Suburb	Balwyn North
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	222 Belmore Rd BALWYN 3103	\$1,899,600	20/05/2023
2	57 Hill Rd BALWYN NORTH 3104	\$1,760,000	18/02/2023
3	350 Union Rd BALWYN 3103	\$1,750,000	16/05/2023

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:

13/07/2023 16:31





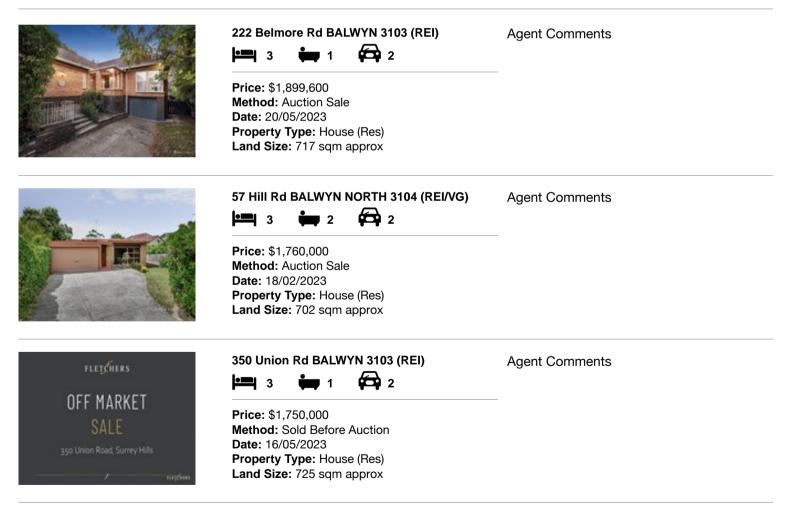




Rooms: 5 Property Type: House Land Size: 731 sqm approx Agent Comments Patrick Dennis 9810 5000 0409 321 159 patrickdennis@jelliscraig.com.au

Indicative Selling Price \$1,750,000 - \$1,900,000 Median House Price Year ending March 2023: \$2,300,000

Comparable Properties



Account - Jellis Craig | P: 98305966



Propertydata

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