

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 consumer.vic.gov.au/underquoting

Range between

\$1,750,000

&

\$1,900,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Balwyn North

Period - From

01/04/2022

to

31/03/2023

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	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

11 Renown Street, Balwyn North Vic 3104

Jellis
Craig

Patrick Dennis
9810 5000
0409 321 159

patrickdennis@jellisrcraig.com.au

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

Year ending March 2023: \$2,300,000



 3  1  2

Rooms: 5

Property Type: House

Land Size: 731 sqm approx

Agent Comments

Comparable Properties



222 Belmore Rd BALWYN 3103 (REI)

Agent Comments

 3  1  2

Price: \$1,899,600

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 717 sqm approx



57 Hill Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,760,000

Method: Auction Sale

Date: 18/02/2023

Property Type: House (Res)

Land Size: 702 sqm approx



350 Union Rd BALWYN 3103 (REI)

Agent Comments

 3  1  2

Price: \$1,750,000

Method: Sold Before Auction

Date: 16/05/2023

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Jellis Craig | P: 98305966



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