

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

13 Clapham Street, Balwyn Vic 3103

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 \$2,870,000 Property Type House Suburb Balwyn

Period - From 05/09/2022 to 04/09/2023 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	25 Yeneda St BALWYN NORTH 3104	\$2,750,000	19/05/2023
2	72 Banool Rd BALWYN 3103	\$2,700,000	11/03/2023
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: 05/09/2023 12:03

13 Clapham Street, Balwyn Vic 3103



5 3 2

Rooms: 8
Property Type: House
Land Size: 1012 sqm approx

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Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
05/09/2022 - 04/09/2023: \$2,870,000

Comparable Properties



25 Yeneda St BALWYN NORTH 3104 (VG)

Agent Comments

3 - -

Price: \$2,750,000
Method: Sale
Date: 19/05/2023
Property Type: House (Res)
Land Size: 929 sqm approx



72 Banool Rd BALWYN 3103 (REI/VG)

Agent Comments

4 2 2

Price: \$2,700,000
Method: Private Sale
Date: 11/03/2023
Property Type: House
Land Size: 878 sqm approx

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 9810 5000 | F: 03 9819 2511



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