

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 Kalonga Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

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	359 Belmore Rd BALWYN NORTH 3104	\$1,750,000	01/01/2024
2	11 Tannock St BALWYN NORTH 3104	\$1,642,000	01/11/2023
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:

05/02/2024 12:50

13 Kalonga Road, Balwyn North Vic 3104

**Jellis
Craig**

Patrick Dennis
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Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

Year ending December 2023: \$2,371,000



 3  2  4

Rooms: 4

Property Type: House

Land Size: 692 sqm approx

Agent Comments

Comparable Properties



359 Belmore Rd BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  1

Price: \$1,750,000

Method: Private Sale

Date: 01/01/2024

Property Type: House

Land Size: 703 sqm approx



11 Tannock St BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  2

Price: \$1,642,000

Method: Private Sale

Date: 01/11/2023

Property Type: House

Land Size: 635 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: 98305966



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