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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,760,000			
Median sale p	rice							
Median price	\$2,371,000	Pro	operty Type Hous		se		Suburb	Balwyn North
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

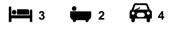
This Statement of Information was prepared on:

05/02/2024 12:50





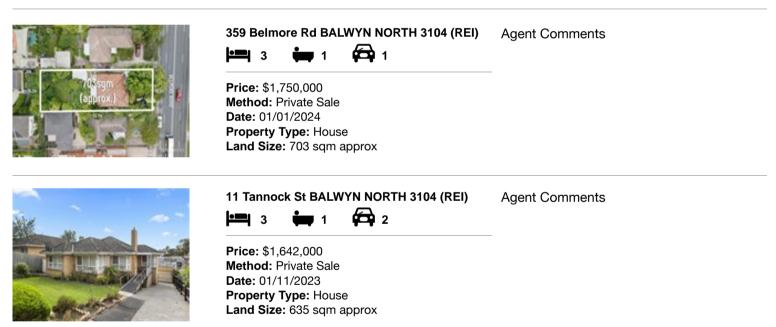




Rooms: 4 Property Type: House Land Size: 692 sqm approx Agent Comments Patrick Dennis 9810 5000 0409 321 159 patrickdennis@jelliscraig.com.au

Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price Year ending December 2023: \$2,371,000

Comparable Properties



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

property



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