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	13a Naroo Street, Balwyn Vic 3103
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,100,000	&	\$2,300,000
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Median sale price

Median price	\$2,970,000	Pro	perty Type	House		Suburb	Balwyn
Period - From	22/11/2022	to	21/11/2023		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

1	2/34 Jurang St BALWYN 3103	\$2,488,000	05/10/2023
2	32 King St BALWYN 3103	\$2,470,000	31/10/2023
3	63a Aylmer St BALWYN NORTH 3104	\$2,085,000	21/10/2023

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:	22/11/2023 07:36



Date of sale

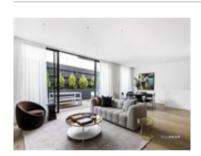






Indicative Selling Price \$2,100,000 - \$2,300,000 **Median House Price** 22/11/2022 - 21/11/2023: \$2,970,000

Comparable Properties



2/34 Jurang St BALWYN 3103 (REI)





Price: \$2,488,000

Method: Sold Before Auction

Date: 05/10/2023

Property Type: Townhouse (Res)

Agent Comments



32 King St BALWYN 3103 (REI)







Price: \$2,470,000 Method: Private Sale Date: 31/10/2023 Property Type: House Agent Comments



63a Aylmer St BALWYN NORTH 3104 (REI)





Price: \$2,085,000 Method: Auction Sale Date: 21/10/2023

Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999



