

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

13a Naroo Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,970,000 Property 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	Date of sale
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



Property Type:
Agent Comments

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)

Agent Comments



Price: \$2,488,000
Method: Sold Before Auction
Date: 05/10/2023
Property Type: Townhouse (Res)



32 King St BALWYN 3103 (REI)

Agent Comments



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



63a Aylmer St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,085,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999