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

17 Kalimna Street, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,700,000		&		\$2,970,000			
Median sale p	rice							
Median price	\$2,985,000	Pro	operty Type	Hou	se		Suburb	Balwyn
Period - From	01/04/2023	to	30/06/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6 Austin St BALWYN 3103	\$2,970,000	12/08/2023
2	3 Hamilton St BALWYN 3103	\$2,900,000	03/06/2023
3	25 Grosvenor Pde BALWYN 3103	\$2,866,000	12/08/2023

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:

16/08/2023 14:15



17 Kalimna Street, Balwyn Vic 3103

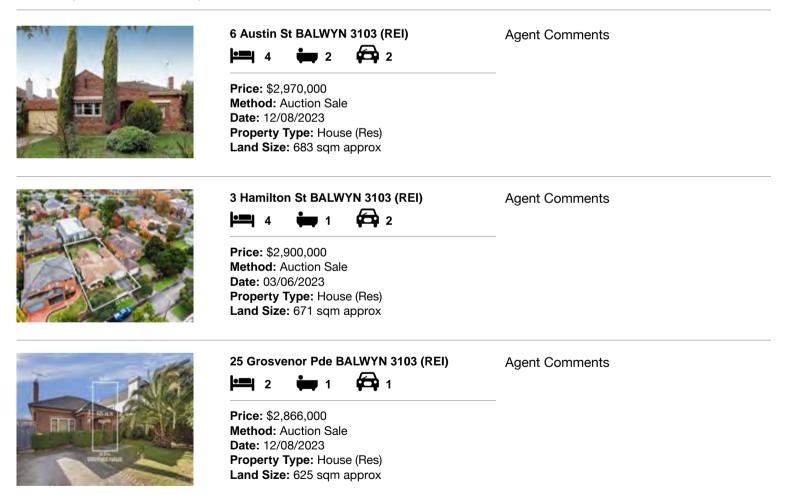




Property Type: House Land Size: 671 sqm approx Agent Comments Nick O'Halloran 03 9831 2819 0430 345 086 nickohalloran@jelliscraig.com.au

> Indicative Selling Price \$2,700,000 - \$2,970,000 Median House Price June quarter 2023: \$2,985,000

Comparable Properties



Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



propertydata

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