

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

18 Cremorne Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,965,000 Property Type House Suburb Balwyn

Period - From 01/10/2023 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	14 Henley St BALWYN 3103	\$2,600,000	20/12/2023
2	4 Bevan St BALWYN 3103	\$2,500,000	14/10/2023
3	18 Porter Rd BALWYN 3103	\$2,400,000	28/02/2024

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:

15/03/2024 10:57



Property Type: House

Land Size: 670 sqm approx

Agent Comments

Comparable Properties

14 Henley St BALWYN 3103 (VG)

Agent Comments



Price: \$2,600,000

Method: Sale

Date: 20/12/2023

Property Type: House (Res)

Land Size: 715 sqm approx



4 Bevan St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$2,500,000

Method: Private Sale

Date: 14/10/2023

Property Type: House

Land Size: 654 sqm approx



18 Porter Rd BALWYN 3103 (REI)

Agent Comments



Price: \$2,400,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: House (Res)

Land Size: 658 sqm approx