

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 Duggan Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,200,000 & \$2,420,000

Median sale price

Median price \$2,372,500 Property Type House Suburb Balwyn North

Period - From 01/04/2023 to 31/03/2024 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	25 Tormey St BALWYN NORTH 3104	\$2,495,000	17/11/2023
2	58 Sutton St BALWYN NORTH 3104	\$2,430,000	06/01/2024
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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:

22/04/2024 13:32



Property Type: House (
Land Size: 816 sqm approx
Agent Comments

Comparable Properties



25 Tormey St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,495,000
Method: Private Sale
Date: 17/11/2023
Property Type: House
Land Size: 727 sqm approx



58 Sutton St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,430,000
Method: Private Sale
Date: 06/01/2024
Property Type: House
Land Size: 717 sqm approx

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.