

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

19 Chelmsford Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,950,000 & \$3,200,000

Median sale price

Median price \$2,242,000 Property Type House Suburb Balwyn North

Period - From 01/01/2024 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 | 39 Hosken St BALWYN NORTH 3104 | \$3,210,000 | 24/02/2024 |
| 2 | 28 Madden St BALWYN NORTH 3104 | \$3,050,000 | 19/10/2023 |
| 3 | 17 Mcshane St BALWYN NORTH 3104 | \$2,780,000 | 06/04/2024 |

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: 17/04/2024 10:59



Property Type: House
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$2,950,000 - \$3,200,000
Median House Price
March quarter 2024: \$2,242,000

Comparable Properties



39 Hosken St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$3,210,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 1149 sqm approx



28 Madden St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$3,050,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: House (Res)
Land Size: 951 sqm approx



17 Mcshane St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,780,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 996 sqm approx