

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

2 Frank Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,355,000 Property Type House Suburb Balwyn North

Period - From 01/10/2022 to 30/09/2023 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	4 Rookwood St BALWYN NORTH 3104	\$2,580,000	31/08/2023
2	25 Tormey St BALWYN NORTH 3104	\$2,495,000	17/11/2023
3	11 Renown St BALWYN NORTH 3104	\$2,430,000	19/08/2023

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:

20/11/2023 09:44



Rooms: 5

Property Type: House/Land

Land Size: 807 sqm approx

Comparable Properties



4 Rookwood St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,580,000

Method: Sold Before Auction

Date: 31/08/2023

Property Type: House (Res)

Land Size: 718 sqm approx



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



11 Renown St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,430,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 731 sqm approx