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 Marock Place, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,500,000		&		\$2,750,000			
Median sale p	rice							
Median price	\$2,985,000	Pro	operty Type	ty Type House			Suburb	Balwyn
Period - From	01/04/2023	to	30/06/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	11 Pretoria St DEEPDENE 3103	\$3,011,000	16/06/2023
2	39 Maling Rd CANTERBURY 3126	\$2,700,000	14/08/2023
3			

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:

03/10/2023 16:53



2 Marock Place, Balwyn Vic 3103

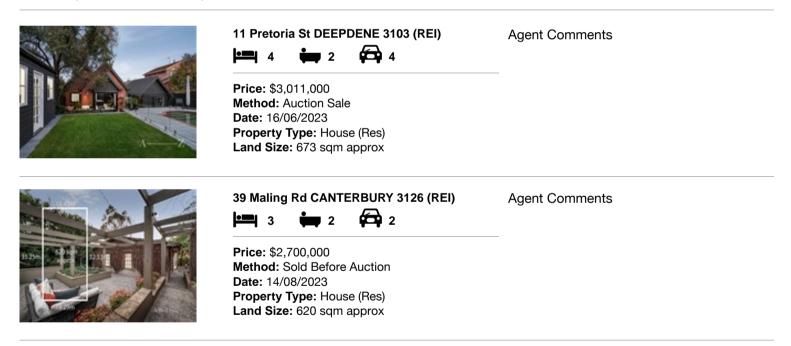




Rooms: 7 Property Type: House (Res) Land Size: 594 sqm approx Agent Comments Sam Macaluso 0416 028 835 sammacaluso@jelliscraig.com.au

> Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price June quarter 2023: \$2,985,000

Comparable Properties



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.

Account - Jellis Craig | P: 98305966

property



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