

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

21 Nicholson Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,500,000 & \$2,600,000

Median sale price

Median price \$2,301,000 Property Type House Suburb Balwyn North

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	6 Hunt St BALWYN NORTH 3104	\$2,600,000	02/09/2023
2	30 Nicholson St BALWYN NORTH 3104	\$2,550,000	09/09/2023
3	27 Belgrove Av BALWYN 3103	\$2,488,000	17/02/2024

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:

22/02/2024 10:31



 5  2  2

Property Type: House
Land Size: 864 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,500,000 - \$2,600,000
Median House Price
December quarter 2023: \$2,301,000

Comparable Properties



6 Hunt St BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

 4  1  2

Price: \$2,600,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 725 sqm approx



30 Nicholson St BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$2,550,000
Method: Expression of Interest
Date: 09/09/2023
Property Type: House (Res)
Land Size: 836 sqm approx



27 Belgrove Av BALWYN 3103 (REI)

[Agent Comments](#)

 5  2  2

Price: \$2,488,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 723 sqm approx

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