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
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Median sale price

Median price	\$2,301,000	Pro	perty Type	louse		Suburb	Balwyn North
Period - From	01/10/2023	to	31/12/2023	S	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

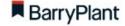
Add	dress of comparable property	Price	Date of sale
1	6 Hunt St BALWYN NORTH 3104	\$2,600,000	02/09/2023
2	30 Nicholson St BALWYN NORTH 3104	\$2,550,000	09/09/2023
3	27 Belgrove Av BALWYN 3103	\$2,488,000	17/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)





Price: \$2,600,000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res) Land Size: 725 sqm approx

Agent Comments



30 Nicholson St BALWYN NORTH 3104

(REI/VG)





Price: \$2,550,000

Method: Expression of Interest

Date: 09/09/2023

Property Type: House (Res) Land Size: 836 sqm approx

Agent Comments



27 Belgrove Av BALWYN 3103 (REI)





Price: \$2,488,000 Method: Auction Sale Date: 17/02/2024

Property Type: House (Res) Land Size: 723 sqm approx Agent Comments

Account - Barry Plant | P: (03) 9431 1243



