Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Taurus Street, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,650,000		&		\$1,750,000					
Median sale price										
Median price	\$2,242,000	Pro	operty Type	Hou	se		Suburb	Balwyn North		
Period - From	01/01/2024	to	31/03/2024		So	urce	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	44 Sunburst Av BALWYN NORTH 3104	\$2,230,000	22/02/2024
2	12 Columba St BALWYN NORTH 3104	\$1,860,000	17/02/2024
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:

02/07/2024 12:30



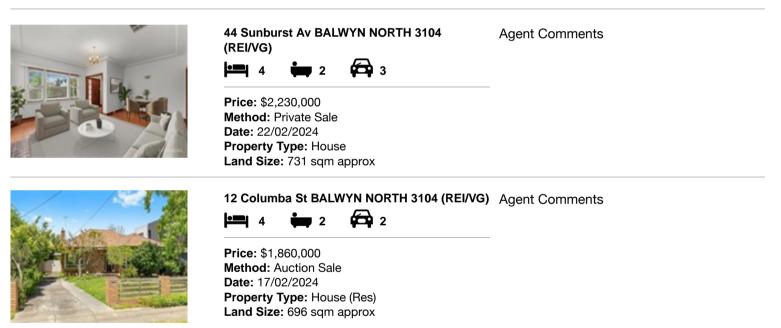






Property Type: House (Previously Occupied - Detached) Land Size: 695 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price March quarter 2024: \$2,242,000

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 - VICPROP

propertydata



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