

# 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 Tormey Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,372,500 Property Type House Suburb Balwyn North

Period - From 01/04/2023 to 31/03/2024 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	47 Sutton St BALWYN NORTH 3104	\$2,735,000	24/02/2024
2	46 Sutton St BALWYN NORTH 3104	\$2,560,000	08/03/2024
3	10 Osburn Av BALWYN NORTH 3104	\$2,550,000	03/04/2024

**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: 04/06/2024 11:23



**Rooms:** 8

**Property Type:** House

**Land Size:** 910 sqm approx

Agent Comments

## Comparable Properties



**47 Sutton St BALWYN NORTH 3104 (REI/VG)**

Agent Comments



**Price:** \$2,735,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 815 sqm approx



**46 Sutton St BALWYN NORTH 3104 (VG)**

Agent Comments



**Price:** \$2,560,000

**Method:** Sale

**Date:** 08/03/2024

**Property Type:** House (Res)

**Land Size:** 715 sqm approx



**10 Osburn Av BALWYN NORTH 3104 (REI/VG)**

Agent Comments



**Price:** \$2,550,000

**Method:** Private Sale

**Date:** 03/04/2024

**Property Type:** House

**Land Size:** 872 sqm approx