## 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 Tormey Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,500,000		&		\$2,750,000				
Median sale price									
Median price	\$2,372,500	Pro	operty Type	Hou	se		Suburb	Balwyn North	
Period - From	01/04/2023	to	31/03/2024	ł	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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



### 21 Tormey Street, Balwyn North Vic 3104







Rooms: 8 Property Type: House Land Size: 910 sqm approx Agent Comments Patrick Dennis 9810 5000 0409 321 159 PatrickDennis@jelliscraig.com.au

Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price Year ending March 2024: \$2,372,500

# **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

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

#### Account - Jellis Craig | P: 98305966



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