

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

23 Carrigal Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,400,000 & \$2,640,000

Median sale price

Median price \$2,967,500 Property Type House Suburb Balwyn

Period - From 29/01/2023 to 28/01/2024 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	2 Belgravia Av MONT ALBERT NORTH 3129	\$2,631,180	20/10/2023
2	11 Renown St BALWYN NORTH 3104	\$2,430,000	19/08/2023
3	35 Evelina St MONT ALBERT NORTH 3129	\$2,400,000	12/08/2023

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:

29/01/2024 14:21



Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 1107 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,640,000

Median House Price

29/01/2023 - 28/01/2024: \$2,967,500

Comparable Properties



2 Belgravia Av MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$2,631,180

Method: Private Sale

Date: 20/10/2023

Property Type: House

Land Size: 1436 sqm approx



11 Renown St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,430,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 731 sqm approx



35 Evelina St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 12/08/2023

Property Type: House

Land Size: 1235 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017