# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,400,000		&		\$2,640,000			
Median sale pi	rice							
Median price	\$2,967,500	Pro	operty Type	Hou	ISE		Suburb	Balwyn
Period - From	29/01/2023	to	28/01/2024		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 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	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





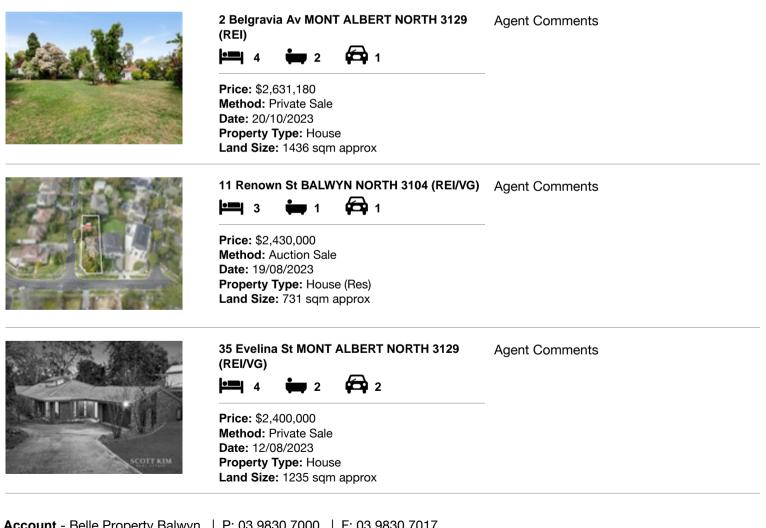




Rooms: 7 Property Type: House (Previously Occupied - Detached) Land Size: 1107 sqm approx Agent Comments

**Indicative Selling Price** \$2,400,000 - \$2,640,000 Median House Price 29/01/2023 - 28/01/2024: \$2,967,500

# **Comparable Properties**



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





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