## 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

24 Palmer Avenue, Balwyn Vic 3103

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betwee	1,800,000		&		\$1,980,000				
Median sale p	rice								
Median price	\$2,960,000	Pro	operty Type	Ηοι	ise		Suburb	Balwyn	
Period - From	29/05/2024	to	28/05/2025		So	urce	Property	y Data	

### 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.

Ado	dress of comparable property	Price	Date of sale	
1	2 Aylmer St BALWYN NORTH 3104	\$1,875,000	05/04/2025	
2	54 Aylmer St BALWYN NORTH 3104	\$1,832,500	15/03/2025	
3	38 Longview Rd BALWYN NORTH 3104	\$1,808,000	07/03/2025	

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.

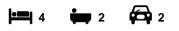
This Statement of Information was prepared on:

29/05/2025 09:22





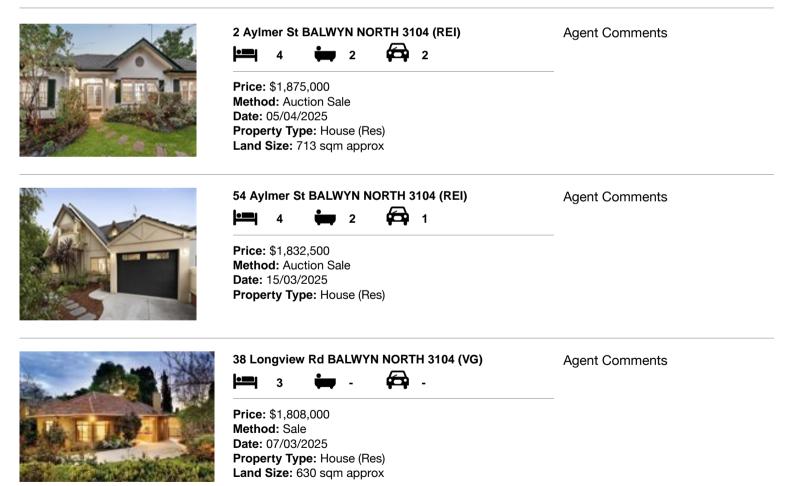




Rooms: 7 Property Type: House (Res) Land Size: 442 sqm approx Agent Comments Perry Zhou 9810 5000 0474 774 774 PerryZhou@jelliscraig.com.au

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price 29/05/2024 - 28/05/2025: \$2,960,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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