

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

28 Ellsa Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,950,000 & \$3,100,000

Median sale price

Median price \$2,385,000 Property Type House Suburb Balwyn North

Period - From 19/04/2023 to 18/04/2024 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	39 Hosken St BALWYN NORTH 3104	\$3,210,000	24/02/2024
2	24 Corby St BALWYN NORTH 3104	\$3,150,000	28/10/2023
3	28 Madden St BALWYN NORTH 3104	\$3,050,000	19/10/2023

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: 19/04/2024 15:33



Rooms: 6
Property Type: House (Res)
Land Size: 1026 sqm approx
Agent Comments

Indicative Selling Price
 \$2,950,000 - \$3,100,000
Median House Price
 19/04/2023 - 18/04/2024: \$2,385,000

Comparable Properties



39 Hosken St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$3,210,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 1149 sqm approx



24 Corby St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$3,150,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 1013 sqm approx



28 Madden St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$3,050,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: House (Res)
Land Size: 951 sqm approx

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