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 | cons | sumer.vic.go | v.au/ | <i>underquot</i> | ing | | |
|-----------------|-------------------|------|--------------|-------|------------------|------|--------|--------------|
| Range betweer | \$2,950,000 | | & | | \$3,100,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$2,385,000 | Pro | operty Type | Hous | se | | Suburb | Balwyn North |
| Period - From | 19/04/2023 | to | 18/04/2024 | | 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.

| Add | dress 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)



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

Agent Comments

Agent Comments



24 Corby St BALWYN NORTH 3104 (REI/VG)

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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





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