## 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

2a Severn Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$2,374,500	Pro	operty Type	Hou	se		Suburb	Balwyn North
Period - From	05/02/2023	to	04/02/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	25 Sunburst Av BALWYN NORTH 3104	\$2,312,000	02/09/2023
2	11 Morris St BALWYN NORTH 3104	\$2,188,000	19/08/2023
3	100 Cityview Rd BALWYN NORTH 3104	\$2,100,000	04/11/2023

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:

05/02/2024 11:18



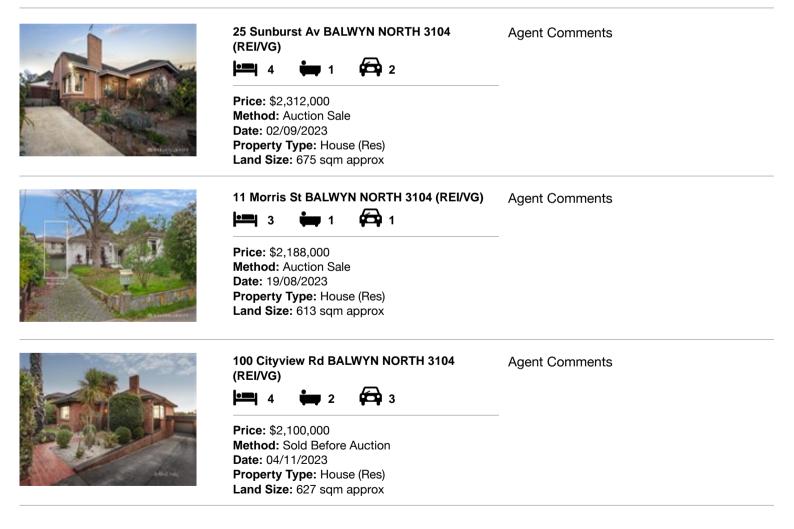






**Property Type:** House **Land Size:** 650 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price 05/02/2023 - 04/02/2024: \$2,374,500

# **Comparable Properties**



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





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