

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

3/1 Nicholson Street, Balwyn North, VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between \$720,000 And \$770,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,050,000 *Unit/House x Suburb BALWYN NORTH

Period - From 01/10/23 to 31/12/23 Source Pricefinder

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
1/223 BALWYN ROAD BALWYN NORTH VIC 3104	\$715,000	09/12/2024
4/25 BARNSBURY RD, DEEPDENE, VIC 3103	\$755,000	04/10/2023
2/47 CLYDE ST, KEW EAST, VIC 3102	\$730,000	13/11/2023

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: 28/03/2024