## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 30 Corby Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,200,000				
Median sale p	rice								
Median price	\$2,378,000	Pro	operty Type	Hou	se		Suburb	Balwyn North	
Period - From	20/02/2023	to	19/02/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	32 Corby St BALWYN NORTH 3104	\$2,000,000	03/12/2023
2	29 Willis St BALWYN NORTH 3104	\$2,040,000	21/10/2023
3	81 Panoramic Rd BALWYN NORTH 3104	\$2,298,000	25/10/2023

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:

20/02/2024 20:14



30 Corby Street, Balwyn North Vic 3104

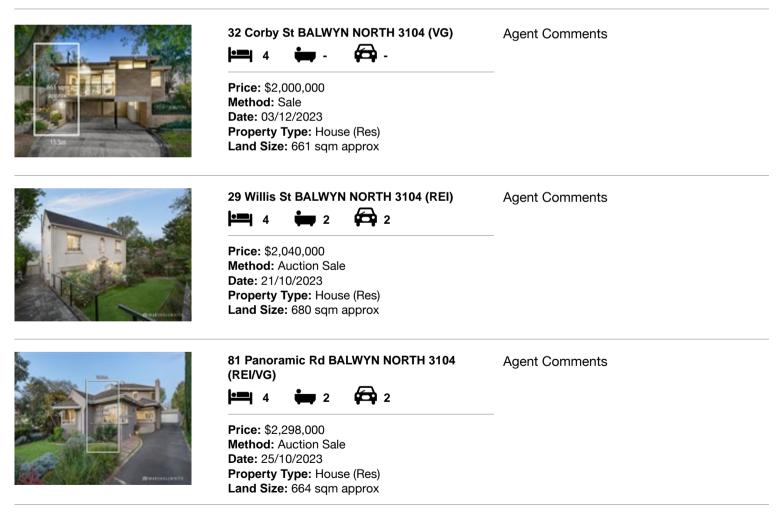






Rooms: 7 Property Type: House (Res) Land Size: 663 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price 20/02/2023 - 19/02/2024: \$2,378,000

# **Comparable Properties**



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





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