Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	30 Nicholson Street, Balwyn North Vic 3104
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,400,000	&	\$2,640,000
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Median sale price

Median price	\$2,378,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	01/04/2023	to	30/06/2023		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

1	6 Ajana St BALWYN NORTH 3104	\$2,625,000	29/04/2023
2	26 Kyora Pde BALWYN NORTH 3104	\$2,620,000	03/05/2023
3	8 Toorang Av BALWYN NORTH 3104	\$2,400,000	24/06/2023

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:	31/07/2023 20:30



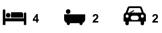
Date of sale

RT Edgar

Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$2,400,000 - \$2,640,000 **Median House Price** June quarter 2023: \$2,378,000





Property Type: House (Res) **Agent Comments**

Comparable Properties



6 Ajana St BALWYN NORTH 3104 (REI/VG)





Price: \$2,625,000 Method: Auction Sale Date: 29/04/2023

Property Type: House (Res) Land Size: 740 sqm approx

Agent Comments



26 Kyora Pde BALWYN NORTH 3104 (REI)





Agent Comments

Price: \$2,620,000 Method: Private Sale Date: 03/05/2023 Property Type: House Land Size: 836 sqm approx







Agent Comments

Price: \$2,400,000 Method: Auction Sale Date: 24/06/2023

Property Type: House (Res) Land Size: 805 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



