

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 30 Nicholson Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,400,000 & \$2,640,000

Median sale price

Median price \$2,378,000 Property 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	Price	Date of sale
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



Property Type: House (Res)

Agent Comments

Comparable Properties



6 Ajana St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,625,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 740 sqm approx



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



8 Toorang Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,400,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 805 sqm approx