#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address	30A Corhampton Road, Balwyn North Vic 3104
Including suburb and	
postcode	30A Corhampton Road, Balwyn North Vic 3104
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#### Indicative selling price

Property offered for sale

	For the meaning	of this	price see	consumer.vic.gov.au/	underquoting
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Range between	\$1,700,000	&	\$1,800,000

#### Median sale price

Median price	\$1,200,000	Pro	perty Type U	Jnit		Suburb	Balwyn North
Period - From	01/04/2023	to	31/03/2024	Sc	ource	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 sixmonths 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	1/42 Severn St BALWYN NORTH 3104	\$1,800,000	13/01/2024
2			
3			

#### 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.

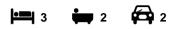
This Statement of Information was prepared on:	26/04/2024 12:34



### 30A Corhampton Road, Balwyn North Vic 3104







Rooms: 6

**Property Type:** Unit Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median Unit Price Year ending March 2024: \$1,200,000

## Comparable Properties



1/42 Severn St BALWYN NORTH 3104 (REI/VG) Agent Comments

**□** 3 **□** 2

Price: \$1,800,000 Method: Private Sale Date: 13/01/2024 Property Type: Unit

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.

Account - Jellis Craig | P: 98305966



