

# 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

32 Nott Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,750,500 Property Type House Suburb Balwyn

Period - From 01/01/2024 to 31/03/2024 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	1/23 Northcote Av BALWYN 3103	\$2,160,000	23/03/2024
2	16A Sylvan St BALWYN NORTH 3104	\$1,925,000	25/05/2024
3	15 Lloyd St BALWYN NORTH 3104	\$1,830,000	02/05/2024

**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: 01/07/2024 11:17



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 347.937 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,980,000  
**Median House Price**  
 March quarter 2024: \$2,750,500

## Comparable Properties



1/23 Northcote Av BALWYN 3103 (REI/VG)

Agent Comments



**Price:** \$2,160,000  
**Method:** Sold Before Auction  
**Date:** 23/03/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 341 sqm approx



16A Sylvan St BALWYN NORTH 3104 (REI)

Agent Comments



**Price:** \$1,925,000  
**Method:** Auction Sale  
**Date:** 25/05/2024  
**Property Type:** House (Res)  
**Land Size:** 380 sqm approx



15 Lloyd St BALWYN NORTH 3104 (REI)

Agent Comments



**Price:** \$1,830,000  
**Method:** Private Sale  
**Date:** 02/05/2024  
**Property Type:** House  
**Land Size:** 336 sqm approx

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