

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

35 Capella Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$2,340,000 Property Type House Suburb Balwyn North

Period - From 03/11/2022 to 02/11/2023 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 Vega St BALWYN NORTH 3104	\$1,750,000	23/09/2023
2	16 Aquila St BALWYN NORTH 3104	\$1,725,000	29/07/2023
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.

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Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

03/11/2022 - 02/11/2023: \$2,340,000



Property Type: House (Res)

Agent Comments

Comparable Properties



6 Vega St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 697 sqm approx



16 Aquila St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,725,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 713 sqm approx

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 - Marshall White | P: 03 9822 9999



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