# 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

41 Birdwood Street, Balwyn Vic 3103

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$3,240,250	Pro	operty Type	perty Type Hous			Suburb	Balwyn
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	67 Lansdown St BALWYN NORTH 3104	\$2,200,000	24/08/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

23/10/2023 21:52





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Rooms: 5 Property Type: House Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price September quarter 2023: \$3,240,250

# **Comparable Properties**



67 Lansdown St BALWYN NORTH 3104 (REI) Agent Comments



Price: \$2,200,000 Method: Sold Before Auction Date: 24/08/2023 Property Type: House (Res) Land Size: 312 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 - Jellis Craig | P: 98305966

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