## 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

7 Tormey Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$7,500,000		&		\$7,980,000					
Median sale price										
Median price	\$2,371,000	Pro	operty Type	Hou	ise		Suburb	Balwyn North		
Period - From	01/01/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	57 Yarrbat Av BALWYN 3103	\$8,000,000	31/10/2023
2	28 Tuxen St BALWYN NORTH 3104	\$7,550,000	18/12/2023
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:

22/03/2024 16:14



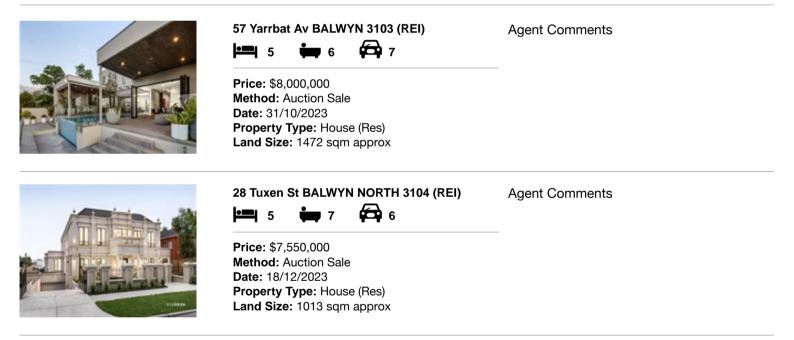






Rooms: 11 Property Type: House Land Size: 864 sqm approx Agent Comments Indicative Selling Price \$7,500,000 - \$7,980,000 Median House Price Year ending December 2023: \$2,371,000

# **Comparable Properties**



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 - VICPROP

propertydata



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