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	24 Carrigal Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,745,500 Property Type House Suburb Balwyn

Period - From 30/03/2021 to 29/03/2022 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 Glenthorn Av BALWYN NORTH 3104	$1,970,000	09/12/2021
2	8 Adeney St BALWYN NORTH 3104	$2,030,000	04/12/2021
3	43 Fitzgerald St BALWYN 3103	$2,190,000	25/10/2021

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: 30/03/2022 11:57

24 Carrigal Street, Balwyn Vic 3103



3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
30/03/2021 - 29/03/2022: $2,745,500

Comparable Properties



6 Glenthorn Av BALWYN NORTH 3104 (REI/VG)

3 1 2

Price: $1,970,000
Method: Auction Sale
Date: 09/12/2021
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments



8 Adeney St BALWYN NORTH 3104 (REI/VG)

3 2 2

Price: $2,030,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 808 sqm approx

Agent Comments



43 Fitzgerald St BALWYN 3103 (REI/VG)

3 1 2

Price: $2,190,000
Method: Sold Before Auction
Date: 25/10/2021
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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