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	10 Clifton Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,950,000 & $2,145,000

Median sale price

Median price $2,385,000 Property Type House Suburb Balwyn North

Period - From 26/06/2023 to 25/06/2024 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	8 Wellesley St MONT ALBERT 3127	$1,980,000	21/02/2024
2	45 Fintonia St BALWYN NORTH 3104	$2,110,000	28/02/2024
3	337a Union Rd BALWYN 3103	$2,178,888	10/05/2024

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: 26/06/2024 15:07

10 Clifton Street, Balwyn North Vic 3104



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Property Type: House
Land Size: 890 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,145,000
Median House Price
26/06/2023 - 25/06/2024: $2,385,000

Comparable Properties



8 Wellesley St MONT ALBERT 3127 (REI)

4 2 1

Price: $1,980,000
Method: Sold Before Auction
Date: 21/02/2024
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments



45 Fintonia St BALWYN NORTH 3104 (REI/VG)

5 3 2

Price: $2,110,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments



337a Union Rd BALWYN 3103 (REI)

4 2 2

Price: $2,178,888
Method: Sold Before Auction
Date: 10/05/2024
Property Type: House (Res)
Land Size: 936 sqm approx

Agent Comments

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

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