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	14 Ardgour Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $2,142,500 Property Type House Suburb Balwyn North

Period - From 01/07/2024 to 30/09/2024 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	12 Vega St BALWYN NORTH 3104	$1,811,000	12/10/2024
2	2 Jolie Vue Rd BALWYN NORTH 3104	$1,700,000	18/07/2024
3	25 Gardenia Rd BALWYN NORTH 3104	$1,670,000	17/06/2024

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: 22/10/2024 21:52

14 Ardgour Street, Balwyn North Vic 3104



3 2 1

Rooms: 7
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
September quarter 2024: $2,142,500

Comparable Properties



12 Vega St BALWYN NORTH 3104 (REI)

5 2 2

Price: $1,811,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments



2 Jolie Vue Rd BALWYN NORTH 3104 (REI/VG)

4 3 1

Price: $1,700,000
Method: Private Sale
Date: 18/07/2024
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



25 Gardenia Rd BALWYN NORTH 3104 (REI/VG)

3 1 2

Price: $1,670,000
Method: Sold Before Auction
Date: 17/06/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

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

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