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	23 Tormey Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,750,000 & $2,950,000

Median sale price

Median price $2,121,000 Property Type House Suburb Balwyn North

Period - From 01/10/2020 to 30/09/2021 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	13 Chelmsford St BALWYN NORTH 3104	$3,330,000	16/10/2021
2			
3			

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: 28/10/2021 14:50

23 Tormey Street, Balwyn North Vic 3104



4 -

Property Type:
Divorce/Estate/Family Transfers
Land Size: 807 sqm approx

Agent Comments

Indicative Selling Price
$2,750,000 - $2,950,000
Median House Price
Year ending September 2021: $2,121,000

Comparable Properties



13 Chelmsford St BALWYN NORTH 3104 (REI)

4 3 2

Agent Comments

Price: $3,330,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House (Res)
Land Size: 1008 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 - Hoskins | P: 98747677, 9722 9755

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