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 Ellsa Street, Balwyn North, VIC 3104

Indicative selling price

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

Single price	$2,400,000	or range between		&

Median sale price

Median price	$ 2,380,000	Property type	House	Suburb	Balwyn North
Period - From	02/04/2024	to	01/10/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	20 Viewpoint Rd, BALWYN NORTH Vic	$2,400,000	24/08/2024
2	21 Dight Av, Balwyn North Vic	$2,380,000	17/08/2024
3	10 Clifton St, Balwyn North Vic	$2,360,000	29/08/2024

This Statement of Information was prepared on: 02/10/2024

CONSUMER AFFAIRS VICTORIA