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	2/23 Rangeview Grove, Balwyn North Vic 3104

Indicative selling price

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

Single price $2,550,000

Median sale price

Median price $2,305,000 Property Type House Suburb Balwyn North

Period - From 01/10/2023 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	3/23 Rangeview Gr BALWYN NORTH 3104	$2,550,000	24/09/2024
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: 30/10/2024 09:23

2/23 Rangeview Grove, Balwyn North Vic 3104

Rod Yan
8841 4888
0433 658 813
rodyan@jelliscraig.com.au



4 5 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$2,550,000
Median House Price
Year ending September 2024: $2,305,000

Comparable Properties



3/23 Rangeview Gr BALWYN NORTH 3104 (REI)

4 5 2

Price: $2,550,000
Method: Private Sale
Date: 24/09/2024
Property Type: Townhouse (Res)
Land Size: 226 sqm approx

Agent Comments

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.

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