

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

34 Almond Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

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	317 Balwyn Rd BALWYN NORTH 3104	\$1,900,000	15/07/2024
2	24 Viewhill Rd BALWYN NORTH 3104	\$1,821,000	13/07/2024
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:

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Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

Year ending September 2024: \$2,305,000



Property Type:
Agent Comments

Comparable Properties



317 Balwyn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 15/07/2024
Property Type: House (Res)
Land Size: 696 sqm approx



24 Viewhill Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,821,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 619 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 - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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