### 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	1/24 Norbert Street, Balwyn Vic 3103
Including suburb and	•
postcode	

#### Indicative selling price

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

Single price \$2,025,000

#### Median sale price

Median price	\$2,730,000	Pro	perty Type	House		Suburb	Balwyn
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

Add	dress of comparable property	Price	Date of sale
1	1 Como Av SURREY HILLS 3127	\$1,900,000	30/11/2024
2	4a Caravan St BALWYN 3103	\$2,180,000	14/10/2024
3	108A Maud St BALWYN NORTH 3104	\$2,042,000	24/08/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/12/2024 09:40





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> Indicative Selling Price \$2,025,000 Median House Price

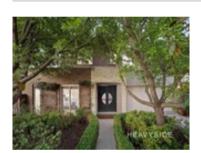
September quarter 2024: \$2,730,000



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**Property Type:** Townhouse Agent Comments

# Comparable Properties



1 Como Av SURREY HILLS 3127 (REI)

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2

**a** 2

Price: \$1,900,000

Method: Auction Sale
Date: 30/11/2024
Property Type: House (6)

**Property Type:** House (Res) **Land Size:** 350 sqm approx

Agent Comments



4a Caravan St BALWYN 3103 (REI)

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a) 2

**Agent Comments** 

Price: \$2,180,000 Method: Private Sale Date: 14/10/2024 Property Type: House





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J 3



1 2

**Price:** \$2,042,000 **Method:** Auction Sale **Date:** 24/08/2024

**Property Type:** House (Res) **Land Size:** 324 sqm approx

**Agent Comments** 



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