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 Capella Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,600,000 & $1,750,000

Median sale price

Median price $1,900,500 Property Type Vacant land Suburb Balwyn North

Period - From 11/11/2023 to 10/11/2024 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	34 Bulleen Rd BALWYN NORTH 3104	$1,680,000	20/09/2024
2	58 Bulleen Rd BALWYN NORTH 3104	$1,688,000	14/05/2024
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: 11/11/2024 17:26

23 Capella Street, Balwyn North Vic 3104



4 2 4

Property Type: House

Agent Comments

Patrick Dennis
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Indicative Selling Price
$1,600,000 - $1,750,000
Median Land Price
11/11/2023 - 10/11/2024: $1,900,500

Comparable Properties



34 Bulleen Rd BALWYN NORTH 3104 (REI)

3 1 1

Price: $1,680,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 656 sqm approx

Agent Comments



58 Bulleen Rd BALWYN NORTH 3104 (VG)

3 - -

Price: $1,688,000
Method: Sale
Date: 14/05/2024
Property Type: House (Res)
Land Size: 686 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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