

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

1 Carrigal Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$2,745,500

Property Type House

Suburb Balwyn

Period - From 01/04/2021

to

31/03/2022

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	8 Kerry Pde MONT ALBERT NORTH 3129	\$172,000,000	11/04/2022
2	102 Winfield Rd BALWYN NORTH 3104	\$1,950,000	17/04/2022
3	144 Winfield Rd BALWYN NORTH 3104	\$1,770,000	11/04/2022

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:

03/05/2022 16:31



 4  2  2

Rooms: 8
Property Type: House
Land Size: 606 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
Year ending March 2022: \$2,745,500

Comparable Properties



8 Kerry Pde MONT ALBERT NORTH 3129 (REI) **Agent Comments**

 3  1  2

Price: \$172,000,000
Method: Private Sale
Date: 11/04/2022
Property Type: House
Land Size: 722 sqm approx



102 Winfield Rd BALWYN NORTH 3104 (REI) **Agent Comments**

 4  2  2

Price: \$1,950,000
Method: Private Sale
Date: 17/04/2022
Property Type: House
Land Size: 628 sqm approx



144 Winfield Rd BALWYN NORTH 3104 (REI) **Agent Comments**

 5  3  2

Price: \$1,770,000
Method: Private Sale
Date: 11/04/2022
Property Type: House
Land Size: 741 sqm approx

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