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 betweer	\$1,650,000		&		\$1,800,000						
Median sale pr	rice										
Median price	\$2,745,500	Pro	operty Type	Hou	se		Suburb	Balwyn			
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	8 Kerry Pde MONT ALBERT NORTH 3129	\$172,000,00 0	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









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



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



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



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

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997





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