

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

21 Taurus Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,210,000

Property Type

Unit

Suburb

Balwyn North

Period - From

01/07/2023

to

30/06/2024

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	7 Jolie Vue Rd BALWYN NORTH 3104	\$1,768,000	29/04/2024
2	2 Jolie Vue Rd BALWYN NORTH 3104	\$1,700,000	18/07/2024
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:

19/07/2024 10:21



4 4 2

Property Type: House
Land Size: 695 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median Unit Price
Year ending June 2024: \$1,210,000

Comparable Properties



7 Jolie Vue Rd BALWYN NORTH 3104 (REI) Agent Comments

3 1 2

Price: \$1,768,000
Method: Private Sale
Date: 29/04/2024
Property Type: House
Land Size: 650 sqm approx



2 Jolie Vue Rd BALWYN NORTH 3104 (REI) Agent Comments

4 3 1

Price: \$1,700,000
Method: Private Sale
Date: 18/07/2024
Property Type: House
Land Size: 598 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.

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