#### 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 7 Carronshore Close, Balwyn Vic 3103												
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between		\$4,600	0,000		&		\$5,000,000					
Median sale price												
Median price \$		\$3,003,0	,003,000 P		roperty Type Hou		se .		Suburb	Balwyn		
Period	d - From	01/01/20	023	to	31/12/2023	3	Sc	ource	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									Р	rice		Date of sale
1												
2												
3												
OR												
B*					epresentativ wo kilometre							comparable ths.
This Statement of Information was prepared on:											14 11.07	



## RT Edgar

Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

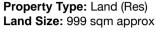
**Indicative Selling Price** \$4,600,000 - \$5,000,000 **Median House Price** 

Year ending December 2023: \$3,003,000









**Agent Comments** 



### Comparable Properties

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



