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

16 Stephens Street, Balwyn North Vic 3104

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,700,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$2,431,250	Pro	operty Type	Hou	ise		Suburb	Balwyn North
Period - From	01/10/2021	to	31/12/2021		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 sixmonths 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	248 Balwyn Rd BALWYN NORTH 3104	\$2,750,000	28/02/2022
2			
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:

03/04/2022 20:28









Property Type: House **Land Size:** 1011 sqm approx Agent Comments Indicative Selling Price \$2,700,000 - \$2,800,000 Median House Price December quarter 2021: \$2,431,250

Comparable Properties



248 Balwyn Rd BALWYN NORTH 3104 (REI) Agent Comments

2 2



Price: \$2,750,000 Method: Sold Before Auction Date: 28/02/2022 Property Type: House (Res) Land Size: 1014 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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