### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

| 21 Salisbury Street, Balwyn Vic 3103 |
|--------------------------------------|
|                                      |
|                                      |
|                                      |
| 21                                   |

#### Indicative selling price

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

| Range between \$6,000,000 | & | \$6,500,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

#### Median sale price

| Median price  | \$2,750,000 | Pro | perty Type | House |        | Suburb | Balwyn |
|---------------|-------------|-----|------------|-------|--------|--------|--------|
| Period - From | 01/01/2023  | to  | 31/03/2023 |       | 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

| Add | dress of comparable property | Price       | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1   | 68 Mount St KEW 3101         | \$6,800,000 | 27/03/2023   |
| 2   | 17 Deepdene Rd DEEPDENE 3103 | \$6,588,888 | 26/02/2023   |
| 3   | 23 John St KEW 3101          | \$6,300,000 | 14/02/2023   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 03/07/2023 12:56 |
|--|------------------|



# RT Edgar





Property Type: House Land Size: 967 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$6,000,000 - \$6,500,000 **Median House Price** March quarter 2023: \$2,750,000

Home office/ guest bedroom, formal sitting, formal dining, informal living & dining, rumpus/ cinema room, salt chlorinated swimming pool and beautifully landscaped gardens

# Comparable Properties



68 Mount St KEW 3101 (VG)



Price: \$6,800,000 Method: Sale

Date: 27/03/2023

Property Type: House (Res) Land Size: 858 sqm approx **Agent Comments** 



17 Deepdene Rd DEEPDENE 3103 (REI/VG)



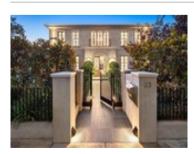


Price: \$6,588,888

Method: Sold Before Auction

Date: 26/02/2023

Property Type: House (Res) Land Size: 1140 sqm approx Agent Comments



23 John St KEW 3101 (VG)





Price: \$6,300,000 Method: Sale Date: 14/02/2023

Property Type: House (Res) Land Size: 793 sqm approx Agent Comments

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





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