

# 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 33 Mcshane Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,921,000 Property Type House Suburb Balwyn North

Period - From 24/03/2020 to 23/03/2021 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	28 Ellsa St BALWYN NORTH 3104	\$2,102,800	03/10/2020
2	46 Ellsa St BALWYN NORTH 3104	\$2,203,000	06/02/2021
3	46 Dempster Av BALWYN NORTH 3104	\$2,455,000	07/10/2020

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: 24/03/2021 14:20



2   1   3

**Property Type:** House  
**Land Size:** 1044 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000 - \$2,400,000  
**Median House Price**  
24/03/2020 - 23/03/2021: \$1,921,000

## Comparable Properties



**28 Ellsa St BALWYN NORTH 3104 (VG)**

**Agent Comments**

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**Price:** \$2,102,800  
**Method:** Sale  
**Date:** 03/10/2020  
**Property Type:** House (Res)  
**Land Size:** 1026 sqm approx



**46 Ellsa St BALWYN NORTH 3104 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,203,000  
**Method:** Auction Sale  
**Date:** 06/02/2021  
**Property Type:** House (Res)  
**Land Size:** 766 sqm approx



**46 Dempster Av BALWYN NORTH 3104 (VG)**

**Agent Comments**

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**Price:** \$2,455,000  
**Method:** Sale  
**Date:** 07/10/2020  
**Property Type:** House (Res)  
**Land Size:** 1054 sqm approx