## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$1,921,000	Pro	operty Type	Hous	se		Suburb	Balwyn North
Period - From	24/03/2020	to	23/03/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress 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









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)

46 Ellsa St BALWYN NORTH 3104 (REI)

3



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

Agent Comments



**6** 2 4 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

•**•** 4

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

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.