

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

40 NEVADA STREET BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

Unit

Suburb

Balwyn North

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

1/10 KOONUNG STREET BALWYN NORTH VIC 3104	\$1,599,800	14-Mar-23
3/35 KENNY STREET BALWYN NORTH VIC 3104	\$1,588,000	17-Apr-24
2/198 BELMORE ROAD BALWYN VIC 3103	\$1,630,000	14-May-23

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 6 months.~~

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1/10 KOONUNG STREET BALWYN
NORTH VIC 3104

4 3 2

Sold Price

\$1,599,800

Sold Date

14-Mar-23

Distance

0.82km



3/35 KENNY STREET BALWYN
NORTH VIC 3104

4 3 2

Sold Price

\$1,588,000

Sold Date

17-Apr-24

Distance

1.53km



2/198 BELMORE ROAD BALWYN
VIC 3103

4 3 2

Sold Price

\$1,630,000

Sold Date

14-May-23

Distance

2.03km

RS = Recent sale

UN = Undisclosed Sale

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