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 rang betwee	·	\$1,450,000	&	\$1,595,000					
Median sale price (*Delete house or unit as applicable)												
Median Price	\$1,275,000	Prop	erty type	Unit		Suburb	Balwyn North					
Period-from	01 Jul 2023	to	30 Jun 2	024	Source		Corelogic					

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* 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.

This Statement of Information was prepared on: 14 July 2024



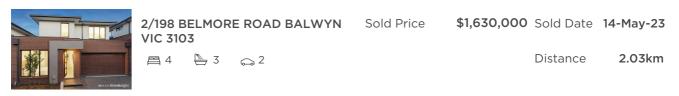
consumer.vic.gov.au

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-	1/10 KOONUNG STREET BALWYN NORTH VIC 3104	Sold Price	\$1,599,800	Sold Date	14-Mar-23
All CoreLoge	🚍 4 🔁 3 🚗 2			Distance	0.82km
	3/35 KENNY STREET BALWYN NORTH VIC 3104	Sold Price	\$1,588,000	Sold Date	17-Apr-24
LIC	🚍 4 🕒 3 🞧 2			Distance	1.53km



RS = Recent sale UN = Undisclosed Sale

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