# 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					
<b>Median sale price</b> (*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



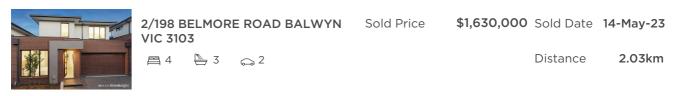
consumer.vic.gov.au

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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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