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	11 Caravan Street, Balwyn Vic 3103
Including suburb and	·
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price	\$2,785,500	Pro	perty Type	House		Suburb	Balwyn
Period - From	01/07/2021	to	30/06/2022		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	1 Crom St BALWYN 3103	\$2,628,880	30/04/2022
2	47 Gordon St BALWYN 3103	\$2,580,000	24/05/2022
3	27 Frederick St BALWYN 3103	\$2,465,000	30/04/2022

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:	10/08/2022 09:16



RT Edgar

Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 **Median House Price**

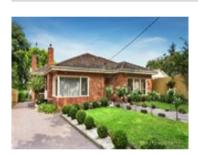
Year ending June 2022: \$2,785,500



Property Type: House Land Size: 806 sqm approx

Agent Comments

Comparable Properties



1 Crom St BALWYN 3103 (REI)



Price: \$2,628,880 Method: Auction Sale Date: 30/04/2022

Property Type: House (Res) Land Size: 906 sqm approx

Agent Comments



47 Gordon St BALWYN 3103 (REI)





Price: \$2,580,000

Method: Sold Before Auction

Date: 24/05/2022

Property Type: House (Res) Land Size: 602 sqm approx

Agent Comments



27 Frederick St BALWYN 3103 (REI/VG)





Price: \$2,465,000 Method: Auction Sale Date: 30/04/2022 Property Type: House Land Size: 603 sqm approx Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



