

# 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

11 Caravan Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$2,785,500 Property 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



 4  2  2

**Property Type:** House

**Land Size:** 806 sqm approx

**Agent Comments**

## Comparable Properties



**1 Crom St BALWYN 3103 (REI)**

**Agent Comments**

 5  5  2

**Price:** \$2,628,880

**Method:** Auction Sale

**Date:** 30/04/2022

**Property Type:** House (Res)

**Land Size:** 906 sqm approx



**47 Gordon St BALWYN 3103 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$2,580,000

**Method:** Sold Before Auction

**Date:** 24/05/2022

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



**27 Frederick St BALWYN 3103 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,465,000

**Method:** Auction Sale

**Date:** 30/04/2022

**Property Type:** House

**Land Size:** 603 sqm approx