## 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

30 Taurus Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,750,000		&		\$1,850,000					
Median sale pi	rice									
Median price	\$2,380,000	Pro	operty Type	Hou	se		Suburb	Balwyn North		
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	13 Jason Ct BALWYN NORTH 3104	\$1,900,000	31/08/2024
2	21 Taurus St BALWYN NORTH 3104	\$2,015,000	27/07/2024
3	2 Jolie Vue Rd BALWYN NORTH 3104	\$1,700,000	18/07/2024

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:

04/09/2024 10:23









Property Type: House Land Size: 697 sqm approx Agent Comments

**Indicative Selling Price** \$1,750,000 - \$1,850,000 Median House Price Year ending June 2024: \$2,380,000

# **Comparable Properties**



13 Jason Ct BALWYN NORTH 3104 (REI)



Price: \$1,900,000 Method: Auction Sale Date: 31/08/2024 Property Type: House (Res) Land Size: 802 sqm approx

21 Taurus St BALWYN NORTH 3104 (REI)



Agent Comments

Agent Comments

Price: \$2,015,000 Method: Auction Sale Date: 27/07/2024 Property Type: House (Res) Land Size: 695 sqm approx

2 Jolie Vue Rd BALWYN NORTH 3104 (REI)



**6** 1

Agent Comments



Price: \$1,700,000 Method: Private Sale Date: 18/07/2024 Property Type: House (Res) Land Size: 598 sqm approx

#### Account - VICPROP



propertydata

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