

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 between \$1,750,000 & \$1,850,000

Median sale price

Median price \$2,380,000 Property Type House Suburb Balwyn North

Period - From 01/07/2023 to 30/06/2024 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	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



 4  2  2

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)

Agent Comments

 4  2  2

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

 4  4  2

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)

Agent Comments

 4  3  1

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

Account - VICPROP