

# 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

7 Carrigal Street, Balwyn Vic 3103

### Indicative selling price

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

Range between \$3,150,000

&

\$3,450,000

### Median sale price

Median price \$2,613,000

Property Type House

Suburb Balwyn

Period - From 01/10/2022

to 31/12/2022

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	38 Frederick St BALWYN 3103	\$3,300,000	06/08/2022
2	329 Belmore Rd BALWYN NORTH 3104	\$3,250,000	08/09/2022
3	22 Valda Av MONT ALBERT NORTH 3129	\$3,180,000	26/11/2022

**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:

02/02/2023 17:54



**Property Type:** House

**Land Size:** 722 sqm approx

**Agent Comments**

## Comparable Properties



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

**Agent Comments**



**Price:** \$3,300,000

**Method:** Auction Sale

**Date:** 06/08/2022

**Property Type:** House (Res)

**Land Size:** 674 sqm approx



**329 Belmore Rd BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$3,250,000

**Method:** Sold Before Auction

**Date:** 08/09/2022

**Property Type:** House (Res)

**Land Size:** 760 sqm approx



**22 Valda Av MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**



**Price:** \$3,180,000

**Method:** Auction Sale

**Date:** 26/11/2022

**Property Type:** House (Res)

**Land Size:** 602 sqm approx