

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

2/6 Heather Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,520,000 Property Type Townhouse Suburb Balwyn North

Period - From 21/07/2022 to 20/07/2023 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	2/35 Nicholson St BALWYN NORTH 3104	\$1,580,000	28/04/2023
2	16 Mary St BALWYN NORTH 3104	\$1,545,000	15/07/2023
3	3/7 Kelba St BALWYN NORTH 3104	\$1,520,000	30/05/2023

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:

21/07/2023 11:40

2/6 Heather Street, Balwyn North Vic 3104

McGrath

Ripple Wu
03 9889 8800
0433 903 099
ripplewu@mcgrath.com.au



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median Townhouse Price
21/07/2022 - 20/07/2023: \$1,520,000

Comparable Properties



2/35 Nicholson St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,580,000
Method: Sold Before Auction
Date: 28/04/2023
Property Type: Unit



16 Mary St BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,545,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 333 sqm approx



3/7 Kelba St BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,520,000
Method: Private Sale
Date: 30/05/2023
Property Type: Townhouse (Single)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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