## 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

14 Balmoral Place, South Yarra Vic 3141

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |                 |     |                   |  |             |      |        |             |  |
|--|-----------------|-----|-------------------|--|-------------|------|--------|-------------|--|
| Range betwee   | een \$1,800,000 |     | &                 |  | \$1,900,000 |      |        |             |  |
| Median sale price  |                 |     |                   |  |             |      |        |             |  |
| Median price   | \$2,275,000     | Pro | Property Type Hou |  | ISE         |      | Suburb | South Yarra |  |
| Period - From  | 01/01/2024      | to  | 31/12/2024        |  | 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  | 13/297 Dorcas St SOUTH MELBOURNE 3205 | \$1,850,000 | 29/11/2024   |
| 2  | 15 Griffiths St RICHMOND 3121         | \$1,870,000 | 03/10/2024   |
| 3  | 11/5 Woorigoleen Rd TOORAK 3142       | \$1,885,000 | 31/08/2024   |

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:

14/02/2025 02:12



14 Balmoral Place, South Yarra Vic 3141

# RT Edgar

Justine Harris 0407 332 618 justine.harris@rtedgar.com.au





**Property Type:** House (Res) **Land Size:** 163 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price Year ending December 2024: \$2,275,000



| 13/297 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)         Image: 3       Image: 3       Image: 2         Price: \$1,850,000         Method: Sold Before Auction         Date: 29/11/2024         Property Type: House | Agent Comments |
|--|----------------|
| 15 Griffiths St RICHMOND 3121 (REI/VG)<br>4  3  6  2<br>Price: \$1,870,000<br>Method: Private Sale<br>Date: 03/10/2024<br>Property Type: House (Res)<br>Land Size: 179 sqm approx                                  | Agent Comments |
| 11/5 Woorigoleen Rd TOORAK 3142 (REI/VG)<br>→ 3 → 2 → 2<br>Price: \$1,885,000<br>Method: Auction Sale<br>Date: 31/08/2024<br>Property Type: Townhouse (Res)  | Agent Comments |

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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