

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

58 Nungerner Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$2,865,000

Property Type House

Suburb Balwyn

Period - From 01/07/2021

to 30/09/2021

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	131 Maud St BALWYN NORTH 3104	\$2,675,000	30/10/2021
2			
3			

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:

04/11/2021 17:09



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

September quarter 2021: \$2,865,000

Comparable Properties



131 Maud St BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  1

Price: \$2,675,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 750 sqm approx

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.