

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

19 Chelmsford Street, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$3,300,000

Median sale price

Median price

\$2,242,000

Property Type

House

Suburb

Balwyn North

Period - From

01/01/2024

to

31/03/2024

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	21 Madden St BALWYN NORTH 3104	\$3,600,000	18/05/2024
2	5 Duggan St BALWYN NORTH 3104	\$3,426,000	09/03/2024
3	39 Hosken St BALWYN NORTH 3104	\$3,210,000	24/02/2024

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:

20/05/2024 11:22



 4  2  2

Property Type: House (Res)
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
 \$3,300,000
Median House Price
 March quarter 2024: \$2,242,000

Comparable Properties



21 Madden St BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  1

Price: \$3,600,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 962 sqm approx



5 Duggan St BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$3,426,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)



39 Hosken St BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$3,210,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 1149 sqm approx

Account - Barry Plant | P: 03 9842 8888