

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

1 Norbert Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$4,800,000

&

\$5,200,000

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	83 Gordon St BALWYN 3103	\$5,700,000	07/10/2022
2	20 Freeman St BALWYN 3103	\$5,250,000	26/11/2022
3	20 Boston Rd BALWYN 3103	\$5,200,000	18/02/2023

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:

06/03/2023 10:48

1 Norbert Street, Balwyn Vic 3103

RT Edgar

Annabelle Feng

8888 2000

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afeng@rtedgar.com.au

Indicative Selling Price

\$4,800,000 - \$5,200,000

Median House Price

December quarter 2022: \$2,613,000



 5  5  2

Property Type: House

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



83 Gordon St BALWYN 3103 (REI/VG)

Agent Comments

 5  6  2

Price: \$5,700,000

Method: Private Sale

Date: 07/10/2022

Property Type: House

Land Size: 696 sqm approx



20 Freeman St BALWYN 3103 (REI/VG)

Agent Comments

 5  6  6

Price: \$5,250,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House (Res)

Land Size: 715 sqm approx



20 Boston Rd BALWYN 3103 (REI)

Agent Comments

 5  2  4

Price: \$5,200,000

Method: Auction Sale

Date: 18/02/2023

Property Type: House (Res)

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



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