## 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

12 Kelba Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$2,282,000	Pro	operty Type	Hou	se		Suburb	Balwyn North
Period - From	01/10/2022	to	31/12/2022	2	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 sixmonths 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	21 Fintonia St BALWYN NORTH 3104	\$1,075,000	10/02/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

07/03/2023 09:07



# RT Edgar





Property Type: House Land Size: 232 sqm approx Agent Comments study nook Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2022: \$2,282,000

# **Comparable Properties**



21 Fintonia St BALWYN NORTH 3104 (REI)



Price: \$1,075,000 Method: Private Sale Date: 10/02/2023 Property Type: House Agent Comments

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.

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

propertydata



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