

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$2,282,000

Property Type House

Suburb Balwyn North

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	21 Fintonia St BALWYN NORTH 3104	\$1,075,000	10/02/2023
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:

07/03/2023 09:07



 2  1  1

**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)**

**Agent Comments**

 2  1  1

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

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