

# 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 26 Kalimna Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,230,000 Property Type House Suburb Balwyn

Period - From 03/03/2020 to 02/03/2021 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	4 Walker St BALWYN 3103	\$2,300,000	01/11/2020
2	12 Carrigal St BALWYN 3103	\$2,200,000	15/12/2020
3	23 Banool Rd BALWYN 3103	\$2,100,000	06/02/2021

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: 03/03/2021 15:16



**Rooms:** 8

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 674 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

03/03/2020 - 02/03/2021: \$2,230,000

## Comparable Properties



**4 Walker St BALWYN 3103 (REI/VG)**



Agent Comments

smaller house.

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 01/11/2020

**Property Type:** House (Res)

**Land Size:** 666 sqm approx



**12 Carrigal St BALWYN 3103 (REI)**



Agent Comments

bigger block but not in the school zone and location is not as good.

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 15/12/2020

**Property Type:** House

**Land Size:** 714 sqm approx



**23 Banool Rd BALWYN 3103 (REI)**



Agent Comments

smaller block and smaller house and the street is not as nice.

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 06/02/2021

**Property Type:** House (Res)

**Land Size:** 624 sqm approx