

# 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

1B Nevada 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,301,000 Property Type House Suburb Balwyn North

Period - From 01/10/2023 to 31/12/2023 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	32 King St BALWYN 3103	\$2,470,000	31/10/2023
2	13a Naroo St BALWYN 3103	\$2,350,000	16/12/2023
3	205 Belmore Rd BALWYN NORTH 3104	\$2,100,000	02/01/2024

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:

25/01/2024 14:40



**Property Type:** House (Res)

**Land Size:** 319 sqm approx

Agent Comments

## Comparable Properties



**32 King St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$2,470,000

**Method:** Private Sale

**Date:** 31/10/2023

**Property Type:** House

**Land Size:** 411 sqm approx



**13a Naroo St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$2,350,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)



**205 Belmore Rd BALWYN NORTH 3104 (REI)**

Agent Comments



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

**Method:** Sold Before Auction

**Date:** 02/01/2024

**Property Type:** House

**Land Size:** 366 sqm approx

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