

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 15 Taurus Street, Balwyn North, VIC 3104

Indicative selling price

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

Price Range \$1,650,000 & \$1,750,000

Median sale price

Median price \$2,335,000 Property Type House Suburb Balwyn North (3104)

Period - From 01/04/2021 to 06/04/2022 Source REA

Comparable property sales

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
34 URSA STREET, BALWYN NORTH VIC 3104	\$1,871,000	19/02/2022
14 COLUMBA STREET, BALWYN NORTH VIC 3104	\$1,900,000	26/03/2022
53 Ursa street Balwyn North	\$2,000,000	03/05/2022

This Statement of Information was prepared on: 29/04/2022