## 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

22 Mcshane Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,850,000		&		\$2,025,000			
Median sale p	rice							
Median price	\$2,180,000	Pro	Property Type House		se		Suburb	Balwyn North
Period - From	01/04/2021	to	30/06/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	254 Belmore Rd BALWYN 3103	\$2,070,000	26/06/2021
2	4 Carrington St BALWYN NORTH 3104	\$2,066,000	29/06/2021
3	9 Wynyard Cr BALWYN NORTH 3104	\$1,950,000	12/06/2021

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:

10/08/2021 12:39



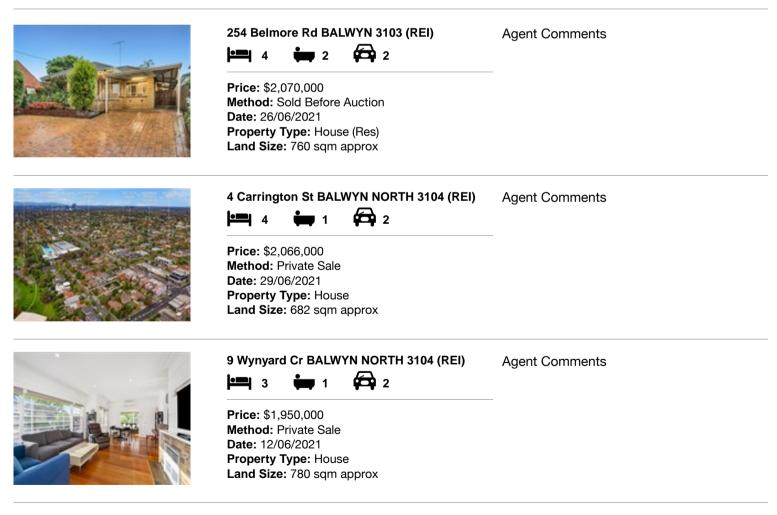






**Property Type:** House **Land Size:** 651 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$2,025,000 Median House Price June quarter 2021: \$2,180,000

# **Comparable Properties**



#### Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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