

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 consumer.vic.gov.au/underquoting

Range between

\$1,850,000

&

\$2,025,000

Median sale price

Median price

\$2,180,000

Property Type

House

Suburb

Balwyn North

Period - From

01/04/2021

to

30/06/2021

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	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



4 2 2

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



254 Belmore Rd BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$2,070,000
Method: Sold Before Auction
Date: 26/06/2021
Property Type: House (Res)
Land Size: 760 sqm approx



4 Carrington St BALWYN NORTH 3104 (REI)

Agent Comments

4 1 2

Price: \$2,066,000
Method: Private Sale
Date: 29/06/2021
Property Type: House
Land Size: 682 sqm approx



9 Wynyard Cr BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$1,950,000
Method: Private Sale
Date: 12/06/2021
Property Type: House
Land Size: 780 sqm approx