### 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

27 Fitzgerald Street, Balwyn Vic 3103

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,460,000		&		\$1,606,000			
Median sale p	rice							
Median price	\$2,750,000	Pro	Property Type Hous		se		Suburb	Balwyn
Period - From	01/01/2022	to	31/12/2022		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.

Add	dress of comparable property	Price	Date of sale
1	1/9 Yarrbat Av BALWYN 3103	\$1,658,000	17/12/2022
2	1/4 Parring Rd BALWYN 3103	\$1,500,000	04/02/2023
3	2/22 Power St BALWYN 3103	\$1,480,000	20/12/2022

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:

06/02/2023 21:49



# RT Edgar

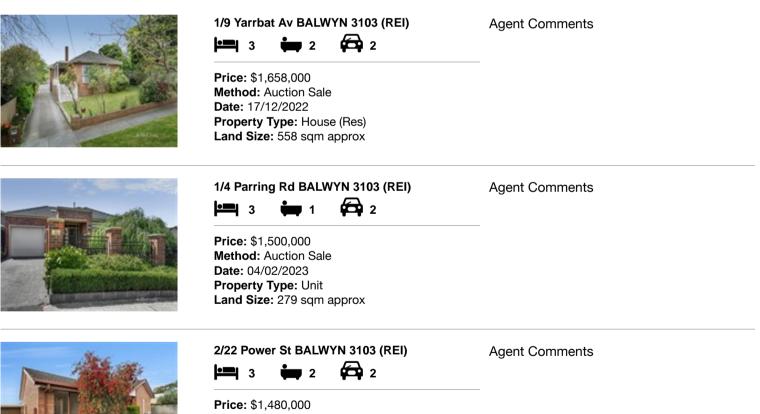




**Property Type:** House - Terrace **Land Size:** 333 sqm approx Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$1,460,000 - \$1,606,000 Median House Price Year ending December 2022: \$2,750,000

## **Comparable Properties**



Method: Private Sale Date: 20/12/2022 Property Type: Townhouse (Single)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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