

# 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

30 Nicholson Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,520,000 & \$2,620,000

### Median sale price

Median price \$2,378,000 Property Type House Suburb Balwyn North

Period - From 01/04/2023 to 30/06/2023 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                              | 21 Saturn St BALWYN NORTH 3104    | \$2,630,000 | 29/07/2023   |
| 2                              | 6 Hunt St BALWYN NORTH 3104       | \$2,600,000 | 02/09/2023   |
| 3                              | 10 Belle Vue Rd BALWYN NORTH 3104 | \$2,580,000 | 22/08/2023   |

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:

04/09/2023 08:26



4 2 2

**Property Type:** House

**Land Size:** 836 sqm approx

Agent Comments

## Comparable Properties



**21 Saturn St BALWYN NORTH 3104 (REI)**

Agent Comments

4 3 2

**Price:** \$2,630,000

**Method:** Private Sale

**Date:** 29/07/2023

**Property Type:** House



**6 Hunt St BALWYN NORTH 3104 (REI)**

Agent Comments

4 1 2

**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**10 Belle Vue Rd BALWYN NORTH 3104 (REI)**

Agent Comments

4 3 2

**Price:** \$2,580,000

**Method:** Sold Before Auction

**Date:** 22/08/2023

**Property Type:** House