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									
Range betwee	\$2,520,000		&		\$2,620,000				
Median sale p	rice								
Median price	\$2,378,000	Pro	operty Type	Hous	se		Suburb	Balwyn North	
Period - From	01/04/2023	to	30/06/2023		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	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



RT Edgar





Property Type: House Land Size: 836 sqm approx Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$2,520,000 - \$2,620,000 Median House Price June quarter 2023: \$2,378,000

Comparable Properties



21 Saturn St BALWYN NORTH 3104 (REI)



Price: \$2,630,000 Method: Private Sale Date: 29/07/2023 Property Type: House

Agent Comments



6 Hunt St BALWYN NORTH 3104 (REI)

Agent Comments



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



Price: \$2,580,000 Method: Sold Before Auction Date: 22/08/2023 Property Type: House

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





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