

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

2/24 Nott Street, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,030,000

Property Type Unit

Suburb Balwyn

Period - From 01/04/2022

to 30/06/2022

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	1b Dundee St BALWYN 3103	\$1,950,000	04/07/2022
2	3a Carrington St BALWYN NORTH 3104	\$1,860,000	10/09/2022
3	25 Brenbeal St BALWYN 3103	\$1,800,000	24/08/2022

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:

30/09/2022 11:07

Greg Bowring

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median Unit Price

June quarter 2022: \$1,030,000



 3  2  0

Rooms: 6

Property Type: Townhouse
(Single)

Land Size: 480 sqm approx

Agent Comments

Comparable Properties



1b Dundee St BALWYN 3103 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,950,000

Method: Sold Before Auction

Date: 04/07/2022

Property Type: House (Res)

Land Size: 356 sqm approx



3a Carrington St BALWYN NORTH 3104 (REI)

Agent Comments

 3  3  2

Price: \$1,860,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 308 sqm approx



25 Brenbeal St BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$1,800,000

Method: Auction Sale

Date: 24/08/2022

Property Type: House (Res)