

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	15 Carnell Place Balwyn North, 3104
---	-------------------------------------

### Indicative selling price

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

Range between	\$1,200,000 & \$1,300,000
---------------	---------------------------

### Median sale price

Median price	\$1,510,000	Property Type	NOT PROVIDED	Suburb	BALWYN NORTH
Period - From	31-Mar-2023	to	29-Feb-2024	Source	realestate.com.au

### Comparable property sales

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	5/1 Gardenia Road, Balwyn North	\$1,398,000	01-Feb-2024
2	3/32-34 Winfield Road Balwyn North VIC 3104	\$1,150,000	28-Dec-2023
3	2/2A Lynne Court Balwyn North VIC 3104	\$1,508,000	04-Aug-2023

This statement of information was prepared on 17-Mar-2024 at 3:24:53 PM EST