

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

15 Iramoo Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,980,000

&

\$2,170,000

Median sale price

Median price \$3,003,000

Property Type House

Suburb Balwyn

Period - From 01/01/2023

to

31/12/2023

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	79 Winmalee Rd BALWYN 3103	\$2,105,000	02/12/2023
2	16 Palmer Av BALWYN 3103	\$2,100,000	14/10/2023
3	8 Hedderwick St BALWYN NORTH 3104	\$2,070,000	30/09/2023

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:

30/01/2024 11:59

15 Iramoo Street, Balwyn Vic 3103



Property Type: House
Land Size: 540sqm (approx.) sqm approx
Agent Comments

Indicative Selling Price
\$1,980,000 - \$2,170,000
Median House Price
Year ending December 2023: \$3,003,000

Comparable Properties



79 Winmalee Rd BALWYN 3103 (REI)

Agent Comments



Price: \$2,105,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 516 sqm approx



16 Palmer Av BALWYN 3103 (REI/VG)

Agent Comments



Price: \$2,100,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 564 sqm approx



8 Hedderwick St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,070,000
Method: Sold Before Auction
Date: 30/09/2023
Property Type: House (Res)
Land Size: 590 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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