

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 Stephens Street, Balwyn North Vic 3104

Indicative selling price

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

Single price \$2,699,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Balwyn North

Period - From 01/01/2019

to 31/12/2019

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	29 Moody St BALWYN NORTH 3104	\$2,850,000	13/03/2020
2	16 Stephens St BALWYN NORTH 3104	\$2,450,000	09/11/2019
3	24 Stephens St BALWYN NORTH 3104	\$2,360,000	12/10/2019

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:

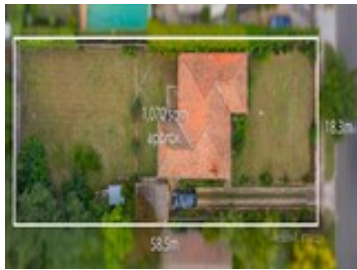
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 4  1  2

Property Type: House (Res)
Land Size: 1422 sqm approx
Agent Comments

Comparable Properties



29 Moody St BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  1

Price: \$2,850,000
Method: Private Sale
Date: 13/03/2020
Property Type: House
Land Size: 1070 sqm approx



16 Stephens St BALWYN NORTH 3104 (REI)

Agent Comments

 5  3  2

Price: \$2,450,000
Method: Private Sale
Date: 09/11/2019
Property Type: House (Res)
Land Size: 1011 sqm approx



24 Stephens St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  1  2

Price: \$2,360,000
Method: Auction Sale
Date: 12/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 1011 sqm approx