

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

2/22 KALONGA ROAD BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,500,000

&

\$2,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,232,500

Property type

Unit

Suburb

Balwyn North

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

1/11 POWER STREET BALWYN VIC 3103	\$2,880,000	09-Nov-23
1/32 SEVERN STREET BALWYN NORTH VIC 3104	\$2,780,000	01-Apr-24
G01/367 COTHAM ROAD KEW VIC 3101	\$3,000,000	24-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 02 May 2024

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1/11 POWER STREET BALWYN VIC
3103

Sold Price ^{RS} **\$2,880,000** ^{UN} Sold Date **09-Nov-23**

4 4 2

Distance **2.23km**

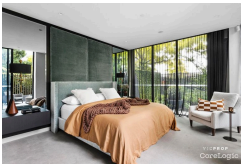


1/32 SEVERN STREET BALWYN
NORTH VIC 3104

Sold Price ^{RS} **\$2,780,000** ^{UN} Sold Date **01-Apr-24**

4 4 2

Distance **2.91km**



G01/367 COTHAM ROAD KEW VIC
3101

Sold Price **\$3,000,000** Sold Date **24-Nov-23**

4 4 4

Distance **3.88km**

RS = Recent sale **UN** = Undisclosed Sale

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