

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

11 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,200,000 & \$2,300,000

Median sale price

Median price \$1,850,000 Property Type House Suburb Balwyn North

Period - From 02/07/2019 to 01/07/2020 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	62 Nungerner St BALWYN 3103	\$2,330,000	22/02/2020
2	29 Hardwicke St BALWYN 3103	\$2,300,000	22/04/2020
3	22 Vega St BALWYN NORTH 3104	\$2,200,000	14/03/2020

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:

02/07/2020 11:18



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Property Type: House

Land Size: 819.557 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,300,000

Median House Price

02/07/2019 - 01/07/2020: \$1,850,000

Comparable Properties



62 Nungerner St BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$2,330,000

Method: Auction Sale

Date: 22/02/2020

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm approx



29 Hardwicke St BALWYN 3103 (REI)

Agent Comments

 4  2  2

Price: \$2,300,000

Method: Private Sale

Date: 22/04/2020

Property Type: House (Res)

Land Size: 718 sqm approx



22 Vega St BALWYN NORTH 3104 (REI)

Agent Comments

 5  3  2

Price: \$2,200,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 830 sqm approx