

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

12 Reading Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,990,000

&

\$3,280,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2022

to

31/03/2023

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	32 Tuxen St BALWYN NORTH 3104	\$3,459,000	25/03/2023
2	17 Tuxen St BALWYN NORTH 3104	\$3,300,000	24/03/2023
3	19 Stephens St BALWYN NORTH 3104	\$3,000,000	18/02/2023

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:

18/05/2023 08:57



 6  3  4

Property Type: House
Land Size: 841 sqm approx
Agent Comments

Indicative Selling Price
\$2,990,000 - \$3,280,000
Median House Price
Year ending March 2023: \$2,300,000

Comparable Properties



32 Tuxen St BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$3,459,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 1011 sqm approx



17 Tuxen St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  2  2

Price: \$3,300,000
Method: Sold Before Auction
Date: 24/03/2023
Property Type: House (Res)
Land Size: 1076 sqm approx



19 Stephens St BALWYN NORTH 3104 (REI)

Agent Comments

 4  3  2

Price: \$3,000,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 1012 sqm approx

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