

# 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 Ellen Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,680,000

&

\$5,148,000

### Median sale price

Median price \$2,785,500

Property Type House

Suburb Balwyn

Period - From 01/07/2021

to 30/06/2022

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	11 Maleela Av BALWYN 3103	\$5,750,000	30/04/2022
2	12 Yongala St BALWYN 3103	\$4,980,000	12/05/2022
3	9 Wynette Av BALWYN 3103	\$4,830,000	03/05/2022

**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:

13/10/2022 18:40



 5  5  2

**Property Type:** House (Res)

**Land Size:** 766 sqm approx

**Agent Comments**

## Comparable Properties



**11 Maleela Av BALWYN 3103 (REI/VG)**

**Agent Comments**

 5  5  5

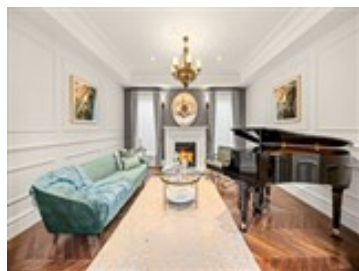
**Price:** \$5,750,000

**Method:** Private Sale

**Date:** 30/04/2022

**Property Type:** House

**Land Size:** 597 sqm approx



**12 Yongala St BALWYN 3103 (REI/VG)**

**Agent Comments**

 5  5  4

**Price:** \$4,980,000

**Method:** Private Sale

**Date:** 12/05/2022

**Property Type:** House (Res)

**Land Size:** 587 sqm approx



**9 Wynette Av BALWYN 3103 (REI/VG)**

**Agent Comments**

 5  5  6

**Price:** \$4,830,000

**Method:** Private Sale

**Date:** 03/05/2022

**Property Type:** House

**Land Size:** 613 sqm approx