

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

3/23 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$740,000

&

\$800,000

Median sale price

Median price

\$990,000

Property Type

Unit

Suburb

Balwyn North

Period - From

01/01/2022

to

31/12/2022

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	4/5 Maud St BALWYN NORTH 3104	\$830,000	20/09/2022
2	1/16 Woodlands Av KEW EAST 3102	\$760,000	15/08/2022
3	1/130 Balwyn Rd BALWYN 3103	\$750,000	26/10/2022

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:

31/01/2023 15:02



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3/23 Aylmer Street Balwyn North

Additional information

Boroondara city council rates: \$1466.57 per year

Owners Corporation fees: \$1690.36 per year

Land: 181 sqm (approx.)

Single level

Polished boards

Ceilings fans in living room & main bedroom

Whirlpool gas cooktop

Electric oven

Water filter

Kogan dishwasher

Gas ducted heating

Reverse cycle air conditioning

Separate laundry with storage

Two large bedrooms with BIR's

2700mm ceilings

Private court yard plus rear garden

Single garage & single carport

Rental Estimate

\$400 - \$430 per week (approx.)

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

Close proximity to

Schools

Kew High School- Zoned (650m)

Balwyn High School- (1.0km)

Balwyn North Primary School- zoned (1.0km)

Deepdene Primary School- (2.0km)

Shops

Boccaccio SUPA IGA (1.3km)

Deepdene Shopping Centre (2.6km)

Westfield Doncaster (5.5km)

Box Hill Central (6.9km)

Parks

Myrtle Park (700m)

Stradbroke Park (850m)

Glass Creek Wetlands (1.0km)

Transport

Tram 48 North Balwyn - Victoria Harbour Docklands

Bus 200 City - Bulleen

Bus 207 City - Doncaster Shopping Centre via Kew Junction

Bus 548 Kew (Cotham Road) - La Trobe University Bundoora

Settlement

45/60 days or any other such terms that have been agreed to in writing by the vendor



Rachel Waters
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Mark Johnstone
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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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