

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

29 Central Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,550,000

&

\$1,700,000

Median sale price

Median price

\$2,307,500

Property Type

House

Suburb

Balwyn North

Period - From

01/07/2022

to

30/06/2023

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	44 Bulleen Rd BALWYN NORTH 3104	\$1,703,400	15/07/2023
2	31 Kyora Pde BALWYN NORTH 3104	\$1,800,000	30/03/2023
3	79 Tannock St BALWYN NORTH 3104	\$1,800,000	25/03/2023

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:

05/09/2023 09:06

29 Central Avenue, Balwyn North Vic 3104

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 776 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median House Price
Year ending June 2023: \$2,307,500

Comparable Properties

44 Bulleen Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 1 3

Price: \$1,703,400
Method:
Date: 15/07/2023
Property Type: House



31 Kyora Pde BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,800,000
Method: Private Sale
Date: 30/03/2023
Property Type: House
Land Size: 878 sqm approx



79 Tannock St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$1,800,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 632 sqm approx

Account - Heavyside



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