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

10 Alandale Avenue, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$4,200,000		&		\$4,600,000			
Median sale p	rice							
Median price	\$2,865,000	Pro	operty Type	House			Suburb	Balwyn
Period - From	01/07/2021	to	30/09/2021		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	67 Yerrin St BALWYN 3103	\$4,580,000	07/07/2021
2	32 Hilda St BALWYN 3103	\$4,500,000	10/07/2021
3	51 Cityview Rd BALWYN NORTH 3104	\$4,438,000	18/07/2021

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:

18/11/2021 09:57









Property Type: House Agent Comments

Indicative Selling Price \$4,200,000 - \$4,600,000 Median House Price September quarter 2021: \$2,865,000

Comparable Properties



67 Yerrin St BALWYN 3103 (REI/VG)

Price: \$4,580,000

Method: Private Sale Date: 07/07/2021 Property Type: House (Res) Land Size: 739 sqm approx Agent Comments

Agent Comments

Agent Comments



← 6 ← 5 ← 2 Price: \$4,500,000 Mathed: Private Solo

32 Hilda St BALWYN 3103 (REI/VG)



Method: Private Sale Date: 10/07/2021 Property Type: House (Res) Land Size: 795 sqm approx

51 Cityview Rd BALWYN NORTH 3104 (REI/VG)



Price: \$4,438,000 Method: Private Sale Date: 18/07/2021 Property Type: House (Res) Land Size: 663 sqm approx

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



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