

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,200,000

&

\$4,600,000

### Median sale price

Median price \$2,865,000

Property Type House

Suburb Balwyn

Period - From 01/07/2021

to

30/09/2021

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	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



 5  4  2

**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)**

Agent Comments

 5  5  2

**Price:** \$4,580,000

**Method:** Private Sale

**Date:** 07/07/2021

**Property Type:** House (Res)

**Land Size:** 739 sqm approx



**32 Hilda St BALWYN 3103 (REI/VG)**

Agent Comments

 6  5  2

**Price:** \$4,500,000

**Method:** Private Sale

**Date:** 10/07/2021

**Property Type:** House (Res)

**Land Size:** 795 sqm approx



**51 Cityview Rd BALWYN NORTH 3104 (REI/VG)**

Agent Comments

 5  6  6

**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