

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

2/2 Tonkin Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$2,450,000

Property Type

House

Suburb

Balwyn

Period - From

01/07/2019

to

30/09/2019

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	1/2 Pretoria St DEEPDENE 3103	\$1,480,000	30/11/2019
2	2/14 Alandale Av BALWYN 3103	\$1,400,000	13/11/2019
3	446 Whitehorse Rd SURREY HILLS 3127	\$1,370,000	30/11/2019

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:

03/12/2019 11:14

2/2 Tonkin Avenue, Balwyn Vic 3103

NoelJones

Greg Bowring

03 9809 2000

0400 641 580

greg.bowring@noeljones.com.au

Indicative Selling Price

\$1,450,000

Median House Price

September quarter 2019: \$2,450,000



 3  2  2

Property Type: Unit

Land Size: 362 sqm approx

Agent Comments

Comparable Properties



1/2 Pretoria St DEEPDENE 3103 (REI)

Agent Comments

 3  2  2

Price: \$1,480,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Unit



2/14 Alandale Av BALWYN 3103 (REI)

Agent Comments

 3  2  3

Price: \$1,400,000

Method: Private Sale

Date: 13/11/2019

Property Type: House

Land Size: 506 sqm approx



446 Whitehorse Rd SURREY HILLS 3127 (REI) **Agent Comments**

 3  1  1

Price: \$1,370,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 483 sqm approx

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.