

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

2/42 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$860,000 Property Type Unit Suburb Balwyn

Period - From 01/01/2021 to 31/12/2021 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	3/26 Weir St BALWYN 3103	\$640,000	21/10/2021
2	4/8 Albion St SURREY HILLS 3127	\$630,000	11/12/2021
3	2/10-14 Clyde St SURREY HILLS 3127	\$602,500	19/02/2022

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:

10/03/2022 11:26



 2  1  SLUG

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending December 2021: \$860,000

Comparable Properties



3/26 Weir St BALWYN 3103 (REI/VG)

Agent Comments

 2  1  1

Price: \$640,000

Method: Private Sale

Date: 21/10/2021

Property Type: Apartment



4/8 Albion St SURREY HILLS 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$630,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit



2/10-14 Clyde St SURREY HILLS 3127 (REI)

Agent Comments

 2  1  -

Price: \$602,500

Method: Auction Sale

Date: 19/02/2022

Property Type: Unit