### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

4 Sutton Street, Balwyn North Vic 3104
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#### Indicative selling price

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

Range between \$2,500	0,000 &	\$2,750,000	
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#### Median sale price

Median price \$2,180,000	Property Type	House	Suburb	Balwyn North
Period - From 01/04/2021	to 30/06/2021	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

Add	dress of comparable property	Price	Date of sale
1	10 Reading Av BALWYN NORTH 3104	\$2,508,000	19/06/2021
2	62 Aylmer St BALWYN NORTH 3104	\$2,670,000	24/07/2021
3	14 Ferdinand Av BALWYN NORTH 3104	\$2,880,000	31/07/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/10/2021 12:55







Property Type: House

Land Size: 774.976 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,500,000 - \$2,750,000 **Median House Price** June quarter 2021: \$2,180,000

# Comparable Properties



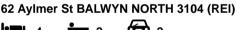
10 Reading Av BALWYN NORTH 3104 (REI)



Price: \$2,508,000 Method: Auction Sale Date: 19/06/2021

Property Type: House (Res) Land Size: 842 sqm approx







Price: \$2,670,000 Method: Auction Sale Date: 24/07/2021

Property Type: House (Res) Land Size: 864 sqm approx

Agent Comments

Agent Comments

**Agent Comments** 



14 Ferdinand Av BALWYN NORTH 3104 (REI)

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Price: \$2,880,000 Method: Auction Sale Date: 31/07/2021

Property Type: House (Res) Land Size: 981 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



