

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

4 Sutton Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

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		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 comparable properties 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



4 2 2

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)

Agent Comments

4 3 1

Price: \$2,508,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 842 sqm approx



62 Aylmer St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,670,000

Method: Auction Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 864 sqm approx



14 Ferdinand Av BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

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