

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

24 Jocelyn Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Balwyn North

Period - From 11/11/2018

to

10/11/2019

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	21 Sylvander St BALWYN NORTH 3104	\$1,630,000	31/08/2019
2	18 Walnut Rd BALWYN NORTH 3104	\$1,625,000	07/09/2019
3	20 Carron St BALWYN NORTH 3104	\$1,520,000	25/05/2019

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:

11/11/2019 10:25



 4  2  2

Property Type: House
Land Size: 632 sqm approx
 Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

11/11/2018 - 10/11/2019: \$1,600,000

Impressive contemporary living of grand proportions with broad frontage set within a peaceful, neighbourhood in the coveted Koonung High School zone creating the ultimate package ready to enjoy. Designed with a masterful light filled floorplan blending seamless formal and family open living spaces, stone kitchen, five bedrooms, two bathrooms, established garden, courtyard and undercover deck.

Comparable Properties

**21 Sylvander St BALWYN NORTH 3104 (REI)**

Agent Comments

 4  3  1

Price: \$1,630,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 9
Property Type: House (Res)
Land Size: 627 sqm approx

**18 Walnut Rd BALWYN NORTH 3104 (REI)**

Agent Comments

 4  2  2

Price: \$1,625,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 727 sqm approx

**20 Carron St BALWYN NORTH 3104 (REI)**

Agent Comments

 4  2  2

Price: \$1,520,000
Method: Auction Sale
Date: 25/05/2019
Property Type: House (Res)
Land Size: 727 sqm approx