### 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,600,000	Pro	operty Type	Hou	se		Suburb	Balwyn North
Period - From	11/11/2018	to	10/11/2019		So	urce	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.

Ad	dress 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



# hockingstuart





Property Type: House Land Size: 632 sqm approx Agent Comments Karen Gornalle 03 9830 7000 0418 330 808 kgornalle@hockingstuart.com.au

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



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

Agent Comments



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

2

4



20 Carron St BALWYN NORTH 3104 (REI)

18 Walnut Rd BALWYN NORTH 3104 (REI)

**6** 2



Agent Comments

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

Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017



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.