

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 10 Fortuna Avenue, Balwyn North Vic 3104

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$3,800,000

Median sale price

Median price \$1,780,000 House X Unit Suburb Balwyn North

Period - From 01/04/2018 to 30/06/2018 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	15 Illawarra Rd BALWYN NORTH 3104	\$3,980,000	17/07/2018
2	9 Page St BALWYN NORTH 3104	\$3,739,960	07/04/2018
3	64 Maud St BALWYN NORTH 3104	\$3,650,000	02/06/2018

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.



6 5 3

Rooms:

Property Type: House (Res)

Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price

\$3,800,000

Median House Price

June quarter 2018: \$1,780,000

Comparable Properties



15 Illawarra Rd BALWYN NORTH 3104 (REI)

Agent Comments

5 4 3

Price: \$3,980,000

Method: Private Sale

Date: 17/07/2018

Rooms: -

Property Type: House (Res)



9 Page St BALWYN NORTH 3104 (REI)

Agent Comments

5 4 3

Price: \$3,739,960

Method: Private Sale

Date: 07/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 625 sqm approx



64 Maud St BALWYN NORTH 3104 (REI)

Agent Comments

6 3 2

Price: \$3,650,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 11

Property Type: House (Res)

Land Size: 1070 sqm approx