

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

1/24 Alpha Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,160,000

Property Type Unit

Suburb Balwyn North

Period - From 01/04/2019

to 31/03/2020

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	1/38 Alpha St BALWYN NORTH 3104	\$1,421,000	16/11/2019
2	2/2 Tonkin Av BALWYN 3103	\$1,420,000	03/12/2019
3	3/226 Belmore Rd BALWYN 3103	\$1,372,000	13/01/2020

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:

07/05/2020 16:55

1/24 Alpha Street, Balwyn North Vic 3104

Noel Jones

David Fileccia

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

Year ending March 2020: \$1,160,000



3 2 2

Property Type: Townhouse

Land Size: 271.054 sqm approx

Agent Comments

Comparable Properties



1/38 Alpha St BALWYN NORTH 3104 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,421,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Townhouse (Res)

Land Size: 341 sqm approx



2/2 Tonkin Av BALWYN 3103 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,420,000

Method: Private Sale

Date: 03/12/2019

Rooms: 5

Property Type: Unit

Land Size: 362 sqm approx



3/226 Belmore Rd BALWYN 3103 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,372,000

Method: Private Sale

Date: 13/01/2020

Property Type: Townhouse (Single)

Land Size: 209 sqm approx

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



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.