

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

14 Monash Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,400,000

&

\$2,500,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Balwyn

Period - From 01/07/2019

to

30/06/2020

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.

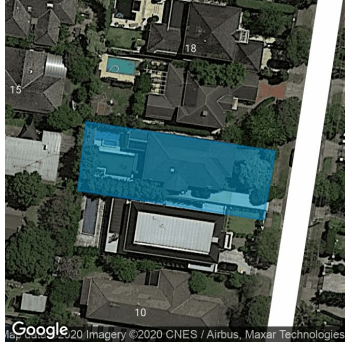
	Address of comparable property	Price	Date of sale
1	4 First Av KEW 3101	\$2,535,000	24/07/2020
2	13 Winson Green Rd CANTERBURY 3126	\$2,510,000	03/04/2020
3	29 Hardwicke St BALWYN 3103	\$2,300,000	22/04/2020

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:

31/08/2020 10:40



Property Type: House (Previously Occupied - Detached)
Land Size: 667 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,400,000 - \$2,500,000
Median House Price
 Year ending June 2020: \$2,350,000

Comparable Properties



4 First Av KEW 3101 (REI)

Agent Comments



Price: \$2,535,000
Method: Private Sale
Date: 24/07/2020
Property Type: House
Land Size: 584 sqm approx



13 Winson Green Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$2,510,000
Method: Private Sale
Date: 03/04/2020
Rooms: 7
Property Type: House (Res)
Land Size: 627 sqm approx



29 Hardwicke St BALWYN 3103 (REI)

Agent Comments



Price: \$2,300,000
Method: Private Sale
Date: 22/04/2020
Property Type: House (Res)
Land Size: 718 sqm approx