

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

44 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price

\$2,750,000

Median sale price

Median price

\$2,967,500

Property Type

House

Suburb

Balwyn

Period - From

01/07/2023

to

30/06/2024

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	14 Westminster St BALWYN 3103	\$2,960,000	29/05/2024
2	13 King St BALWYN 3103	\$2,895,000	15/06/2024
3	43 Metung St BALWYN 3103	\$2,880,000	05/07/2024

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:

22/07/2024 08:26

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Indicative Selling Price
\$2,750,000

Median House Price
Year ending June 2024: \$2,967,500



4 2 2

Property Type: House
Land Size: 847 sqm approx
Agent Comments

Comparable Properties



14 Westminster St BALWYN 3103 (VG)

Agent Comments

4 - -

Price: \$2,960,000
Method: Sale
Date: 29/05/2024
Property Type: House (Res)
Land Size: 1011 sqm approx



13 King St BALWYN 3103 (REI)

Agent Comments

3 1 4

Price: \$2,895,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 773 sqm approx



43 Metung St BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$2,880,000
Method: Private Sale
Date: 05/07/2024
Property Type: House (Res)