

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	58 Monash Avenue Balwyn, 3103
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Indicative selling price

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

Range between	\$2,600,000 & \$2,800,000
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Median sale price

Median price	\$2,905,000	Property Type	HOUSE	Suburb	BALWYN
Period - From	30-Sep-2022	to	31-Aug-2023	Source	realestate.com.au

Comparable property sales

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	90 Winmalee Road, Balwyn, Vic 3103	\$2,705,000	19-Aug-2023
2	7 Parkdale Avenue Balwyn VIC 3103	\$2,560,000	22-Aug-2023
3	6 Austin Street, Balwyn, Vic 3103	\$2,970,000	12-Aug-2023

This statement of information was prepared on 07-Oct-2023 at 9:41:33 PM EST