

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

24 Palmer Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between

\$1,410,000

&

\$1,510,000

Median sale price

Median price

\$2,360,000

Property Type

House

Suburb

Balwyn

Period - From

12/02/2019

to

11/02/2020

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	51 Boorool Rd KEW EAST 3102	\$1,570,000	19/10/2019
2	9 Fairway Dr KEW EAST 3102	\$1,490,000	16/11/2019
3	2/14 Alandale Av BALWYN 3103	\$1,400,000	13/11/2019

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:

12/02/2020 09:39



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,410,000 - \$1,510,000

Median House Price

12/02/2019 - 11/02/2020: \$2,360,000

Comparable Properties



51 Boorool Rd KEW EAST 3102 (REI)

Agent Comments

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Price: \$1,570,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)



2/14 Alandale Av BALWYN 3103 (REI)

Agent Comments

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Price: \$1,400,000

Method: Private Sale

Date: 13/11/2019

Property Type: House

Land Size: 506 sqm approx