Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/11 Northcote Avenue, Balwyn Vic 3103
Including suburb and	
postcode	

Indicative selling price

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

Range between \$630,000	&	\$693,000
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Median sale price

Median price	\$842,500	Pro	perty Type Ur	nit		Suburb	Balwyn
Period - From	30/03/2020	to	29/03/2021	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/34 Northcote Av BALWYN 3103	\$790,000	27/03/2021
2	1/207 Whitehorse Rd BALWYN 3103	\$730,000	26/03/2021
3	1/36 Northcote Av BALWYN 3103	\$710,000	05/12/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/03/2021 14:36





Jeff Anderson (03) 9835 1151 jeffa@rosshunt.com.au

Indicative Selling Price \$630,000 - \$693,000 **Median Unit Price**

30/03/2020 - 29/03/2021: \$842,500

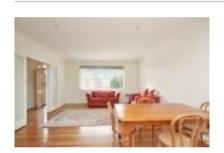
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Property Type: Strata Unit/Flat Agent Comments

Comparable Properties



2/34 Northcote Av BALWYN 3103 (REI)

Agent Comments

Price: \$790,000 Method: Auction Sale Date: 27/03/2021 Property Type: Unit



1/207 Whitehorse Rd BALWYN 3103 (REI)



Price: \$730,000 Method: Private Sale Date: 26/03/2021 Property Type: Unit





1/36 Northcote Av BALWYN 3103 (REI/VG)

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Price: \$710,000 Method: Auction Sale Date: 05/12/2020 Property Type: Unit

Agent Comments

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



