

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

4/11 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$630,000

&

\$693,000

Median sale price

Median price \$842,500

Property Type Unit

Suburb Balwyn

Period - From 30/03/2020

to

29/03/2021

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	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 comparable properties 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

4/11 Northcote Avenue, Balwyn Vic 3103



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Indicative Selling Price

\$630,000 - \$693,000

Median Unit Price

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



2 -

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/34 Northcote Av BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$790,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Unit



1/207 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Private Sale

Date: 26/03/2021

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$710,000

Method: Auction Sale

Date: 05/12/2020

Property Type: Unit

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.