

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 75 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,602,000 House X Unit Suburb Balwyn North

Period - From 01/07/2018 to 30/06/2019 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	27 Tuxen St BALWYN NORTH 3104	\$2,150,000	02/04/2019
2	9 Sevenoaks St BALWYN 3103	\$2,121,000	06/04/2019
3	141 Maud St BALWYN NORTH 3104	\$1,980,500	27/07/2019

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.



 4  1  2

Rooms: 6

Property Type: House (Res)

Land Size: 960 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2019: \$1,602,000

Comparable Properties



27 Tuxen St BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  2

Price: \$2,150,000

Method: Private Sale

Date: 02/04/2019

Rooms: -

Property Type: House

Land Size: 920 sqm approx



9 Sevenoaks St BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$2,121,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 836 sqm approx



141 Maud St BALWYN NORTH 3104 (REI)

Agent Comments

 4  3  2

Price: \$1,980,500

Method: Auction Sale

Date: 27/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 864 sqm approx