

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 29 Helston Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

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	20 Almond St BALWYN NORTH 3104	\$1,665,000	17/08/2019
2	21 Sylvander St BALWYN NORTH 3104	\$1,630,000	31/08/2019
3	76 Longview Rd BALWYN NORTH 3104	\$1,540,000	08/06/2019

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 2 2

Rooms:
Property Type: House
Land Size: 668 sqm approx
Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 Year ending June 2019: \$1,602,000

Comparable Properties



20 Almond St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$1,665,000
Method: Auction Sale
Date: 17/08/2019
Rooms: -
Property Type: House (Res)
Land Size: 709 sqm approx



21 Sylvander St BALWYN NORTH 3104 (REI)

Agent Comments

4 3 1

Price: \$1,630,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 9
Property Type: House (Res)
Land Size: 627 sqm approx



76 Longview Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,540,000
Method: Sold Before Auction
Date: 08/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 715 sqm approx