

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

53 Elliott Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,850,000

&

\$4,200,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Balwyn

Period - From 01/01/2019

to

31/12/2019

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	42 Elliott Av BALWYN 3103	\$4,100,000	04/12/2019
2	70 Monash Av BALWYN 3103		13/02/2020
3	4 Tuxen St BALWYN NORTH 3104		15/01/2020

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:

13/03/2020 11:36



 5  5.5  2

Rooms: 15

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Brand new land mark property walk to Macleay park and Balwyn High School and North Balwyn Primary School. Super spacious with 6.5 meters of ceiling in dining area. Super big upstairs retreat area with direct access to the generous balcony.

Indicative Selling Price

\$3,850,000 - \$4,200,000

Median House Price

Year ending December 2019: \$2,350,000

Comparable Properties



42 Elliott Av BALWYN 3103 (REI/VG)

 5  4  3

Price: \$4,100,000

Method: Private Sale

Date: 04/12/2019

Property Type: House

Land Size: 668 sqm approx

Agent Comments

less desirable internal design and built



70 Monash Av BALWYN 3103 (REI)

 6  6  2

Price:

Method: Private Sale

Date: 13/02/2020

Rooms: 12

Property Type: House

Land Size: 728 sqm approx

Agent Comments

Bigger land with pool



4 Tuxen St BALWYN NORTH 3104 (REI)

 4  4  5

Price:

Method: Private Sale

Date: 15/01/2020

Rooms: 10

Property Type: House

Agent Comments

Less desired location