

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

49 Fortuna Avenue, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$2,950,000

Median sale price

Median price

\$2,307,500

Property Type

House

Suburb

Balwyn North

Period - From

26/08/2022

to

25/08/2023

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	74 Cityview Rd BALWYN NORTH 3104	\$3,010,000	25/03/2023
2	5 Helston St BALWYN NORTH 3104	\$2,976,000	08/07/2023
3	43 Walbundry Av BALWYN NORTH 3104	\$2,925,000	19/04/2023

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:

26/08/2023 18:29



5 3 4

Rooms: 8
Property Type: House (Res)
Land Size: 866 sqm approx
Agent Comments

Indicative Selling Price
\$2,950,000
Median House Price
26/08/2022 - 25/08/2023: \$2,307,500

Comparable Properties



74 Cityview Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 2 2

Price: \$3,010,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 664 sqm approx



5 Helston St BALWYN NORTH 3104 (REI)

Agent Comments

5 3 2

Price: \$2,976,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)



43 Walbundry Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$2,925,000
Method: Private Sale
Date: 19/04/2023
Property Type: House
Land Size: 836 sqm approx