

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	44 Columba Street, Balwyn North Vic 3104
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,300,000	&	\$1,430,000
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Median sale price

Median price	\$1,750,000	Hou	ıse X	Unit		Suburb	Balwyn North
Period - From	01/01/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	31 Capella St BALWYN NORTH 3104	\$2,536,777	20/12/2018
2	16 Ursa St BALWYN NORTH 3104	\$1,455,100	08/12/2018
3	63 Almond St BALWYN NORTH 3104	\$1,315,000	24/11/2018

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.





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Indicative Selling Price \$1,300,000 - \$1,430,000

Year ending December 2018: \$1,750,000

Median House Price









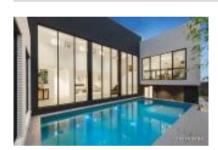
Rooms: 5

Property Type: House (Res) Land Size: 714 sqm approx

Agent Comments

Facing park land with great views from front and the back yard. Walking distance to golf course, walking trail and local shops and zoned for Belle Vue Primary School.

Comparable Properties



31 Capella St BALWYN NORTH 3104 (REI/VG)

Price: \$2,536,777 Method: Private Sale Date: 20/12/2018





Agent Comments

Architect designed home in the nearby area

Rooms: 10 Property Type: House

Land Size: 701 sqm approx



16 Ursa St BALWYN NORTH 3104 (REI/VG)





Agent Comments

No views, less desired location

Price: \$1,455,100 Method: Auction Sale Date: 08/12/2018 Rooms: -

Property Type: House (Res) Land Size: 705 sqm approx



63 Almond St BALWYN NORTH 3104 (REI/VG)





Agent Comments

Less desired location, the land is not flat and no park views

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Price: \$1,315,000 Method: Private Sale Date: 24/11/2018 Rooms: 5

Property Type: House Land Size: 725 sqm approx

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