

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

44 Columba Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,750,000 House 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.

	Address 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.



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.

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

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

Comparable Properties



31 Capella St BALWYN NORTH 3104 (REI/VG)



Price: \$2,536,777
Method: Private Sale
Date: 20/12/2018
Rooms: 10
Property Type: House
Land Size: 701 sqm approx

Agent Comments

Architect designed home in the nearby area



16 Ursa St BALWYN NORTH 3104 (REI/VG)



Price: \$1,455,100
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments

No views, less desired location



63 Almond St BALWYN NORTH 3104 (REI/VG)



Price: \$1,315,000
Method: Private Sale
Date: 24/11/2018
Rooms: 5
Property Type: House
Land Size: 725 sqm approx

Agent Comments

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