

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

12 Morris Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,025,000 Property Type House Suburb Balwyn North

Period - From 01/01/2021 to 31/03/2021 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	3 Kendari Av BALWYN NORTH 3104	\$2,180,000	29/05/2021
2	42 Lansdown St BALWYN NORTH 3104	\$2,300,000	27/05/2021
3	6 Eurolie St BALWYN NORTH 3104	\$2,452,000	08/05/2021

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:

27/06/2021 13:52



Property Type: House

Land Size: 639 sqm approx

Agent Comments

Comparable Properties



3 Kendari Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,180,000

Method: Auction Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 602 sqm approx



42 Lansdown St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,300,000

Method: Auction Sale

Date: 27/05/2021

Property Type: House (Res)

Land Size: 717 sqm approx



6 Eurolie St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,452,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 650 sqm approx