

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

2 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,100,000

&

\$3,400,000

Median sale price

Median price \$2,795,500

Property Type House

Suburb Balwyn

Period - From 22/06/2021

to

21/06/2022

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	8 Hertford Cr BALWYN 3103	\$3,660,000	11/06/2022
2	6 Talbot Av BALWYN 3103	\$3,600,000	09/04/2022
3	22a Northcote Av BALWYN 3103	\$2,580,000	28/05/2022

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:

22/06/2022 17:30



 6  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,100,000 - \$3,400,000

Median House Price

22/06/2021 - 21/06/2022: \$2,795,500

Comparable Properties



8 Hertford Cr BALWYN 3103 (REI)

 5  4  2

Price: \$3,660,000

Method: Private Sale

Date: 11/06/2022

Property Type: House

Land Size: 665 sqm approx

Agent Comments

Similar location, accommodation and specification; however, within the Balwyn High School zone. Does not have swimming pool.



6 Talbot Av BALWYN 3103 (REI)

 5  3  2

Price: \$3,600,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 808 sqm approx

Agent Comments

Similar location and accommodation; however, is on a larger allotment of land.



22a Northcote Av BALWYN 3103 (REI)

 4  5  2

Price: \$2,580,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Agent Comments

Has been included in this report, as it is a recent sale in the same street that is a more similar style of dwelling than other options in the local market; however, it is on a compact allotment of 376 sqm approx.