

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

4 Citron Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Balwyn North

Period - From 01/01/2019

to

31/12/2019

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	1/38 Alpha St BALWYN NORTH 3104	\$1,421,000	16/11/2019
2	1 Corlett St MONT ALBERT NORTH 3129	\$1,375,000	13/09/2019
3	1a Woods St BALWYN 3103	\$1,371,000	30/11/2019

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:

28/02/2020 13:07

4 Citron Avenue, Balwyn North Vic 3104

Noel Jones

David Fileccia

98301644

0402 026 748

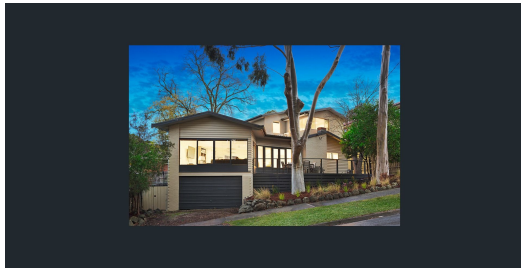
davidfileccia@noeljones.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending December 2019: \$1,700,000



5 2 6

Property Type: House (Res)

Agent Comments

Comparable Properties



1/38 Alpha St BALWYN NORTH 3104 (REI/VG) Agent Comments

3 2 2

Price: \$1,421,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Townhouse (Res)

Land Size: 341 sqm approx



1 Corlett St MONT ALBERT NORTH 3129 (REI/VG) Agent Comments

4 3 2

Price: \$1,375,000

Method: Private Sale

Date: 13/09/2019

Property Type: House

Land Size: 383 sqm approx



1a Woods St BALWYN 3103 (REI/VG) Agent Comments

3 2 2

Price: \$1,371,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 267 sqm approx

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.