## 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

11 Ventnor Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,750,000		&		\$1,900,000				
Median sale price									
Median price	\$1,880,000	Pro	roperty Type Hou		ouse		Suburb	Balwyn North	
Period - From	01/10/2019	to	30/09/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	24 Nevada St BALWYN NORTH 3104	\$1,900,000	22/06/2020
2	34 Helston St BALWYN NORTH 3104	\$1,778,880	02/12/2020
3			

OR

**B**<sup>\*</sup> 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:

14/12/2020 17:50







Rooms: 11 Property Type: House Land Size: 697 sqm approx Indicative Selling Price \$1,750,000 - \$1,900,000 Median House Price Year ending September 2020: \$1,880,000

Agent Comments

Most spacious family home in Balwyn High School Zone with self-contained apartment at the backend and 4 generous living areas, North facing backyard as well. It is one of the good and solid quality homes not to be missed.

# **Comparable Properties**

24 Nevada St BALWYN NORTH 3104 (REI)  Price: \$1,900,000 Method: Private Sale Date: 22/06/2020 Property Type: House (Res)	Agent Comments land value
34 Helston St BALWYN NORTH 3104 (REI)   4 2 2   Price: \$1,778,880   Method: Sold Before Auction   Date: 02/12/2020   Property Type: House (Res)   Land Size: 829 sqm approx	Agent Comments Only 4 bedrooms on an East-West orientation, — backyard is not facing the North.

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.

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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.