

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 between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$1,880,000

Property Type House

Suburb Balwyn North

Period - From 01/10/2019

to 30/09/2020

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	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* 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



 5  3  2

Rooms: 11

Property Type: House

Land Size: 697 sqm approx

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.

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

Year ending September 2020: \$1,880,000

Comparable Properties

24 Nevada St BALWYN NORTH 3104 (REI)

 -  -  -

Agent Comments

land value

Price: \$1,900,000

Method: Private Sale

Date: 22/06/2020

Property Type: House (Res)



34 Helston St BALWYN NORTH 3104 (REI)

 4  2  2

Agent Comments

Only 4 bedrooms on an East-West orientation, backyard is not facing the North.

Price: \$1,778,880

Method: Sold Before Auction

Date: 02/12/2020

Property Type: House (Res)

Land Size: 829 sqm approx

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.