

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

14 Helston 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 \$1,910,500 Property Type House Suburb Balwyn North

Period - From 01/10/2019 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	24 Jaserfold St BALWYN NORTH 3104	\$1,971,000	23/11/2019
2	29 Helston St BALWYN NORTH 3104	\$1,802,000	19/10/2019
3	26 Minerva Av BALWYN NORTH 3104	\$1,800,000	02/03/2020

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:

08/04/2020 10:41

14 Helston Street, Balwyn North Vic 3104



Property Type: House
Land Size: 748.86 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
December quarter 2019: \$1,910,500

Comparable Properties



24 Jaserfold St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,971,000
Method: Auction Sale
Date: 23/11/2019
Rooms: 8
Property Type: House (Res)
Land Size: 663 sqm approx



29 Helston St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,802,000
Method: Auction Sale
Date: 19/10/2019
Rooms: 7
Property Type: House (Res)
Land Size: 668 sqm approx



26 Minerva Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 02/03/2020
Property Type: House
Land Size: 680 sqm approx

Account - Langwell Harper | P: 03 92765900 | F: 03 92765999



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.