

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

3/101 Strabane Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$813,000

Property Type Unit

Suburb Balwyn

Period - From 01/07/2019

to 30/09/2019

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	72a Strabane Av MONT ALBERT NORTH 3129	\$1,080,000	07/09/2019
2	10 Mccoll Rd MONT ALBERT NORTH 3129	\$1,025,000	19/10/2019
3	2/16 Box Hill Cr MONT ALBERT NORTH 3129	\$988,000	20/06/2019

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:

11/11/2019 11:51



Property Type:
Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

September quarter 2019: \$813,000

Comparable Properties



72a Strabane Av MONT ALBERT NORTH 3129 (REI) Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 07/09/2019
Rooms: 6
Property Type: Townhouse (Res)



10 Mccoll Rd MONT ALBERT NORTH 3129 (REI) Agent Comments



Price: \$1,025,000
Method: Auction Sale
Date: 19/10/2019
Rooms: 6
Property Type: House (Res)



2/16 Box Hill Cr MONT ALBERT NORTH 3129 (REI) Agent Comments



Price: \$988,000
Method: Private Sale
Date: 20/06/2019
Property Type: Townhouse (Res)
Land Size: 179 sqm approx