

# 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

29 Woodville Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,815,000

### 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 Woodville St BALWYN NORTH 3104	\$1,675,000	29/05/2020
2	12 Helston St BALWYN NORTH 3104	\$1,720,000	22/08/2020
3	14 Kewarren St BALWYN NORTH 3104	\$1,870,000	02/06/2020

**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:

16/10/2020 17:20



**Property Type:** Land  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,815,000  
**Median House Price**  
Year ending September 2020: \$1,880,000

## Comparable Properties



**24 Woodville St BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$1,675,000  
**Method:** Private Sale  
**Date:** 29/05/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 679 sqm approx



**12 Helston St BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$1,720,000  
**Method:** Private Sale  
**Date:** 22/08/2020  
**Rooms:** 8  
**Property Type:** House (Res)



**14 Kawarren St BALWYN NORTH 3104 (VG)**

**Agent Comments**



**Price:** \$1,870,000  
**Method:** Sale  
**Date:** 02/06/2020  
**Property Type:** House (Res)  
**Land Size:** 679 sqm approx