Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	22 Central Avenue, Balwyn North Vic 3104
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,875,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	01/07/2019	to	30/06/2020		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

Aut	areas or comparable property	1 1100	Date of Sale
1	61 Mountain View Rd BALWYN NORTH 3104	\$1,700,000	02/05/2020
2	24 Woodville St BALWYN NORTH 3104	\$1,675,000	29/05/2020
3	1 Kelvinside St BALWYN NORTH 3104	\$1,608,000	12/04/2020

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:	01/08/2020 15:22



Date of sale



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Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price**

Year ending June 2020: \$1,875,000

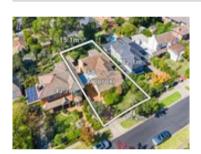


Property Type: House (Previously

Occupied - Detached) Land Size: 715 sqm approx

Agent Comments

Comparable Properties



61 Mountain View Rd BALWYN NORTH 3104

(REI/VG) **-**3

Price: \$1,700,000

Method: Private Sale Date: 02/05/2020 Property Type: House (Res)

Land Size: 647 sqm approx

24 Woodville St BALWYN NORTH 3104 (REI/VG)





Price: \$1.675.000 Method: Private Sale Date: 29/05/2020 Rooms: 7

Property Type: House Land Size: 679 sqm approx

1 Kelvinside St BALWYN NORTH 3104 (REI/VG)





Price: \$1,608,000 Method: Private Sale Date: 12/04/2020

Property Type: House (Res) Land Size: 627 sqm approx

Agent Comments

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