

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

22 Central Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,875,000

Property 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	Price	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:

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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)

Agent Comments



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)

Agent Comments



Price: \$1,675,000

Method: Private Sale

Date: 29/05/2020

Rooms: 7

Property Type: House

Land Size: 679 sqm approx



1 Kelvininside St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,608,000

Method: Private Sale

Date: 12/04/2020

Property Type: House (Res)

Land Size: 627 sqm approx