

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

63 Maud Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$980,000 Property Type Unit Suburb Balwyn North

Period - From 01/01/2020 to 31/03/2020 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	2/25 Windella Av KEW EAST 3102	\$1,333,000	22/02/2020
2	1/8 Heather St BALWYN NORTH 3104	\$1,306,000	25/05/2020
3	1/25 Albury Rd BALWYN NORTH 3104	\$1,265,000	05/06/2020

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:

23/06/2020 10:09



 3  2  2

Property Type: Townhouse

Land Size: 322 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median Unit Price

March quarter 2020: \$980,000

Comparable Properties



2/25 Windella Av KEW EAST 3102 (REI)

Agent Comments

 3  2  2

Price: \$1,333,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Unit



1/8 Heather St BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  2

Price: \$1,306,000

Method: Private Sale

Date: 25/05/2020

Rooms: 6

Property Type: Unit



1/25 Albury Rd BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  2

Price: \$1,265,000

Method: Private Sale

Date: 05/06/2020

Rooms: 6

Property Type: Townhouse (Res)