

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

2B Maylands Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,400,000

&

\$1,475,000

Median sale price

Median price \$1,505,000

House

X

Unit

Suburb

Balwyn North

Period - From 01/10/2018

to

31/12/2018

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	2/73 Aylmer St BALWYN NORTH 3104	\$1,510,000	14/11/2018
2	2/23 Moody St BALWYN NORTH 3104	\$1,509,000	16/02/2019
3	40 Power St BALWYN 3103	\$1,375,000	25/02/2019

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.



4
 3
 2

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,475,000

Median House Price

December quarter 2018: \$1,505,000

Comparable Properties



2/73 Aylmer St BALWYN NORTH 3104 (REI)

Agent Comments

3
 2
 2

Price: \$1,510,000

Method: Private Sale

Date: 14/11/2018

Rooms: -

Property Type: Unit

Land Size: 391 sqm approx



2/23 Moody St BALWYN NORTH 3104 (REI)

Agent Comments

3
 2
 2

Price: \$1,509,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: Unit



40 Power St BALWYN 3103 (REI)

Agent Comments

3
 2
 2

Price: \$1,375,000

Method: Private Sale

Date: 25/02/2019

Rooms: -

Property Type: Unit