

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 12 Landen Avenue, Balwyn North, VIC 3104

Indicative selling price

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

Price Range \$1,300,000 & \$1,400,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Balwyn North (3104)

Period - From 31/05/2021 to 30/05/2022 Source Real Estate

Comparable property sales

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
1/16 CARRIGAL STREET, BALWYN VIC 3103	\$1,345,000	09/04/2022
2/52 WINFIELD ROAD, BALWYN NORTH VIC 3104	\$1,400,880	22/02/2022
2/19 ORCHARD CRESCENT, MONT ALBERT NORTH VIC 3129	\$1,405,000	10/07/2021

This Statement of Information was prepared on: 30/05/2022