

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

2 Pavo Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$2,281,000

Property Type House

Suburb Balwyn North

Period - From 01/01/2022

to 31/12/2022

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	15 Taurus St BALWYN NORTH 3104	\$1,615,000	05/10/2022
2	45 Ursa St BALWYN NORTH 3104	\$1,585,000	25/09/2022
3	8 Orion St BALWYN NORTH 3104	\$1,585,000	10/09/2022

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:

03/03/2023 14:01

Sam Christensen

03 9815 1124

0434 338 695

samc@antonzhouk.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2022: \$2,281,000



 3  1  2

Property Type: House

Land Size: 695 sqm approx

Agent Comments

Comparable Properties



15 Taurus St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,615,000

Method: Private Sale

Date: 05/10/2022

Property Type: House

Land Size: 708 sqm approx



45 Ursa St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  1  2

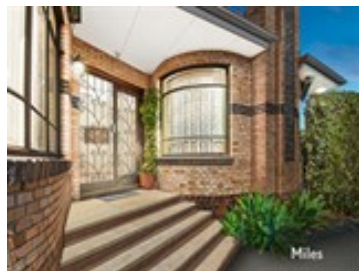
Price: \$1,585,000

Method: Private Sale

Date: 25/09/2022

Property Type: House

Land Size: 702 sqm approx



8 Orion St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,585,000

Method: Auction Sale

Date: 10/09/2022

Rooms: 7

Property Type: House (Res)

Land Size: 765 sqm approx