

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

18 Chatfield Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$5,800,000 & \$6,280,000

Median sale price

Median price \$2,967,500 Property Type House Suburb Balwyn

Period - From 01/07/2023 to 30/06/2024 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	38 Leonard St DEEPDENE 3103	\$6,120,000	20/05/2024
2	88 Mont Albert Rd CANTERBURY 3126	\$5,900,000	11/05/2024
3	33 Victoria Rd CAMBERWELL 3124	\$5,975,000	23/03/2024

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:

13/08/2024 08:30

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Indicative Selling Price

\$5,800,000 - \$6,280,000

Median House Price

Year ending June 2024: \$2,967,500



 5  3  2

Property Type: House (Res)

Land Size: 818 sqm approx

Agent Comments

Comparable Properties



38 Leonard St DEEPDENE 3103 (REI)

Agent Comments

 5  6  2

Price: \$6,120,000

Method: Private Sale

Date: 20/05/2024

Property Type: House (Res)

Land Size: 737 sqm approx



88 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments

 4  3  5

Price: \$5,900,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 909 sqm approx



33 Victoria Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 5  3  2

Price: \$5,975,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 858 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088