

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

13 Moule Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,230,000

&

\$1,295,000

Median sale price

Median price \$1,173,000

Property Type Unit

Suburb Balwyn North

Period - From 01/04/2021

to 31/03/2022

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	5/2 Hotham St MONT ALBERT 3127	\$1,268,800	07/05/2022
2	5/33 Francesca St MONT ALBERT NORTH 3129	\$1,256,000	14/05/2022
3	5/28-30 Winfield Rd BALWYN NORTH 3104	\$1,246,000	07/05/2022

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:

22/05/2022 11:45



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,230,000 - \$1,295,000

Median Unit Price

Year ending March 2022: \$1,173,000

Comparable Properties



5/2 Hotham St MONT ALBERT 3127 (REI)

Agent Comments

 3  2  2

Price: \$1,268,800

Method: Auction Sale

Date: 07/05/2022

Property Type: Townhouse (Res)



5/33 Francesca St MONT ALBERT NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$1,256,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Unit

Land Size: 241 sqm approx



5/28-30 Winfield Rd BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  2

Price: \$1,246,000

Method: Auction Sale

Date: 07/05/2022

Property Type: Townhouse (Res)

Account - VICPROP