

# 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

3 Carmel Court, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,800,000

&

\$3,000,000

### Median sale price

Median price \$2,300,000

Property Type House

Suburb Balwyn

Period - From 01/10/2020

to

31/12/2020

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	37 Monash Av BALWYN 3103	\$2,860,000	23/10/2020
2	23 Balwyn Rd CANTERBURY 3126	\$2,830,000	14/11/2020
3			

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:

11/02/2021 10:20



 4  3  2

**Property Type:** House (Res)

**Land Size:** 627 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,800,000 - \$3,000,000

**Median House Price**

December quarter 2020: \$2,300,000

## Comparable Properties

**37 Monash Av BALWYN 3103 (VG)**

Agent Comments

 5  -  -

**Price:** \$2,860,000

**Method:** Sale

**Date:** 23/10/2020

**Property Type:** House (Res)

**Land Size:** 668 sqm approx



**23 Balwyn Rd CANTERBURY 3126 (REI)**

Agent Comments

 5  3  1

**Price:** \$2,830,000

**Method:** Auction Sale

**Date:** 14/11/2020

**Property Type:** House (Res)

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.