

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

45 Fitzgerald Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

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	23 Banool Rd BALWYN 3103	\$2,100,000	06/02/2021
2	7 Parkdale Av BALWYN 3103	\$2,001,000	07/11/2020
3	12 Madang Av BALWYN 3103		13/11/2020

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:

23/02/2021 15:24



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Property Type: House (Previously Occupied - Detached)
Land Size: 724 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 December quarter 2020: \$2,300,000

Comparable Properties



23 Banool Rd BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$2,100,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 624 sqm approx



7 Parkdale Av BALWYN 3103 (REI)

Agent Comments

3 1 2

Price: \$2,001,000
Method: Auction Sale
Date: 07/11/2020
Property Type: House (Res)
Land Size: 650 sqm approx



12 Madang Av BALWYN 3103 (VG)

Agent Comments

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Price:
Method: Sale
Date: 13/11/2020
Property Type: Divorce/Estate/Family Transfers
Land Size: 675 sqm approx