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

62 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,025,000	Pro	operty Type	Hous	se		Suburb	Balwyn North
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	45 Fortuna Av BALWYN NORTH 3104	\$2,200,000	27/05/2021
2	33 The Boulevard BALWYN NORTH 3104	\$2,255,000	24/04/2021
3	14 Hillview Rd BALWYN NORTH 3104	\$2,130,000	17/03/2021

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:

13/07/2021 13:10









Property Type: House Land Size: 864 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price March quarter 2021: \$2,025,000

Comparable Properties



45 Fortuna Av BALWYN NORTH 3104 (REI)



Price: \$2,200,000 Method: Sold Before Auction Date: 27/05/2021 Property Type: House (Res) Land Size: 871 sqm approx



33 The Boulevard BALWYN NORTH 3104 (REI) Agent Comments



Price: \$2,255,000 Method: Auction Sale Date: 24/04/2021 Property Type: House (Res) Land Size: 836 sqm approx



14 Hillview Rd BALWYN NORTH 3104 (REI/VG) Agent Comments



Price: \$2,130,000 Method: Sold Before Auction Date: 17/03/2021 Property Type: House (Res) Land Size: 844 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments