

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$2,025,000

Property Type House

Suburb Balwyn North

Period - From 01/01/2021

to 31/03/2021

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.

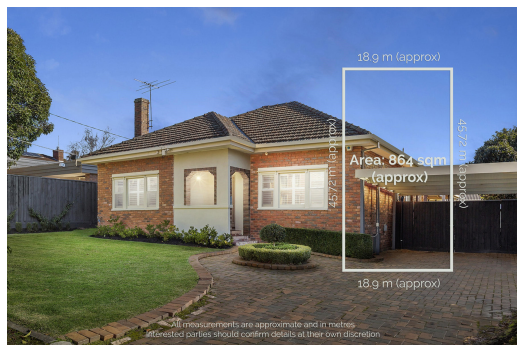
	Address of comparable property	Price	Date of sale
1	45 Fortuna Av BALWYN NORTH 3104	\$2,200,000	27/05/2021
2	33 The Boulevard BALWYN NORTH 3104	\$2,255,000	24/04/2021
3	14 Hillview Rd BALWYN NORTH 3104	\$2,130,000	17/03/2021

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



4 2 2

**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)**

**Agent Comments**

3 1 2

**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**

4 2 2

**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**

3 1 2

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