

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

20 Jocelyn Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$2,263,000 Property Type House Suburb Balwyn North

Period - From 01/01/2021 to 31/12/2021 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	20 Grange Park Av DONCASTER 3108	\$1,368,000	27/09/2021
2	6 Garden St BOX HILL NORTH 3129	\$1,325,000	22/09/2021
3	108 Shannon St BOX HILL NORTH 3129	\$1,250,000	27/11/2021

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:

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PhilipWebb

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Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

Year ending December 2021: \$2,263,000



Rooms: 5

Property Type: House

Land Size: 663.117 sqm approx

Agent Comments

Comparable Properties



20 Grange Park Av DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,368,000

Method: Private Sale

Date: 27/09/2021

Property Type: House (Res)

Land Size: 808 sqm approx



6 Garden St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,325,000

Method: Private Sale

Date: 22/09/2021

Property Type: House

Land Size: 594 sqm approx



108 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 651 sqm approx

Account - Philip Webb



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