

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

57 Talbot Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,200,000

&

\$2,420,000

Median sale price

Median price \$2,260,000

Property Type House

Suburb Balwyn

Period - From 01/01/2020

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	46 Elliott Av BALWYN 3103	\$2,358,000	16/10/2020
2	11 Salford Av BALWYN 3103	\$2,220,000	30/07/2020
3	8 Clapham St BALWYN 3103	\$2,205,000	21/10/2020

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:

21/01/2021 15:58



 3  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 701 sqm approx

Agent Comments

Comparable Properties



46 Elliott Av BALWYN 3103 (REI)

Agent Comments

 6  4  3

Price: \$2,358,000

Method: Private Sale

Date: 16/10/2020

Property Type: House (Res)



11 Salford Av BALWYN 3103 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,220,000

Method: Private Sale

Date: 30/07/2020

Property Type: House

Land Size: 625 sqm approx



8 Clapham St BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$2,205,000

Method: Private Sale

Date: 21/10/2020

Property Type: House

Land Size: 745 sqm approx