

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

35 Fortuna Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

Median sale price

Median price \$1,910,500

Property Type House

Suburb Balwyn North

Period - From 01/10/2019

to 31/12/2019

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	54 Birdwood St BALWYN 3103	\$2,250,000	29/02/2020
2	1 Taurus St BALWYN NORTH 3104	\$2,218,000	21/02/2020
3	22 Vega St BALWYN NORTH 3104	\$2,200,000	14/03/2020

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:

09/04/2020 15:13



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Property Type: House (Previously Occupied - Detached)
Land Size: 777 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
December quarter 2019: \$1,910,500

Comparable Properties



54 Birdwood St BALWYN 3103 (REI)

Agent Comments

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Price: \$2,250,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 661 sqm approx



1 Taurus St BALWYN NORTH 3104 (REI)

Agent Comments

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Price: \$2,218,000
Method: Private Sale
Date: 21/02/2020
Rooms: 8
Property Type: House



22 Vega St BALWYN NORTH 3104 (REI)

Agent Comments

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Price: \$2,200,000
Method: Auction Sale
Date: 14/03/2020
Property Type: House (Res)
Land Size: 830 sqm approx