

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 Minerva Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Balwyn North

Period - From

01/01/2019

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	21 Gardenia Rd BALWYN NORTH 3104	\$1,432,000	24/10/2019
2	1 Jolie Vue Rd BALWYN NORTH 3104	\$1,380,000	19/10/2019
3	25 Sweyn St BALWYN NORTH 3104	\$1,280,000	23/11/2019

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:

29/01/2020 11:31



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending December 2019: \$1,700,000

Comparable Properties



21 Gardenia Rd BALWYN NORTH 3104 (REI)

Agent Comments

2 1 2

Price: \$1,432,000

Method: Sold Before Auction

Date: 24/10/2019

Property Type: House (Res)



1 Jolie Vue Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,380,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 592 sqm approx



25 Sweyn St BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Sold Before Auction

Date: 23/11/2019

Property Type: House (Res)