

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

51 Monash Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,364,000

Property Type House

Suburb Balwyn

Period - From 20/01/2019

to

19/01/2020

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	4 King St BALWYN 3103	\$2,150,000	25/09/2019
2	22 Frederick St BALWYN 3103	\$2,150,000	14/09/2019
3	24 Illawarra Rd BALWYN NORTH 3104	\$2,021,000	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:

20/01/2020 15:27



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
20/01/2019 - 19/01/2020: \$2,364,000

Comparable Properties



4 King St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$2,150,000
Method: Sold After Auction
Date: 25/09/2019
Property Type: House
Land Size: 738 sqm approx



22 Frederick St BALWYN 3103 (REI)

Agent Comments



Price: \$2,150,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 617 sqm approx



24 Illawarra Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,021,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 719 sqm approx