

## 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

2/73 Aylmer Street, Balwyn North Vic 3104

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,375,000

&amp;

\$1,490,000

**Median sale price**

Median price \$1,010,000

House

Unit

X

Suburb

Balwyn North

Period - From 01/10/2017

to

30/09/2018

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	3/6 Osburn Av BALWYN NORTH 3104	\$1,481,000	18/06/2018
2	13 Hatfield St BALWYN NORTH 3104	\$1,446,000	11/08/2018
3	1/12 Highbury St BALWYN NORTH 3104	\$1,400,000	06/07/2018

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.



3 2 2

Rooms:

Property Type: Flat

Land Size: 390.88 sqm approx

Agent Comments

Indicative Selling Price

\$1,375,000 - \$1,490,000

Median Unit Price

Year ending September 2018: \$1,010,000

## Comparable Properties

3/6 Osburn Av BALWYN NORTH 3104 (VG)

Agent Comments

3 - -

Price: \$1,481,000

Method: Sale

Date: 18/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 291 sqm approx



13 Hatfield St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,446,000

Method: Auction Sale

Date: 11/08/2018

Rooms: -

Property Type: Unit

1/12 Highbury St BALWYN NORTH 3104 (VG)

Agent Comments

3 - -

Price: \$1,400,000

Method: Sale

Date: 06/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)