

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

30 Elliott Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,350,000 & \$3,685,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Balwyn

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 | 1 Heather St BALWYN NORTH 3104 | \$3,560,000 | 08/11/2019 |
| 2 | 18 Burroughs Rd BALWYN 3103 | \$3,480,000 | 08/09/2019 |
| 3 | 64 Belmore Rd BALWYN 3103 | \$3,350,000 | 09/11/2019 |

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:

03/03/2020 15:12



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Property Type: House

Land Size: 676 sqm approx

Agent Comments

Comparable Properties



1 Heather St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 - -

Price: \$3,560,000

Method: Private Sale

Date: 08/11/2019

Property Type: House (Res)

Land Size: 730 sqm approx



18 Burroughs Rd BALWYN 3103 (VG)

Agent Comments

3 - -

Price: \$3,480,000

Method: Sale

Date: 08/09/2019

Property Type: House (Res)

Land Size: 733 sqm approx



64 Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments

5 4 2

Price: \$3,350,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 620 sqm approx