

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

71 Highland Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$2,891,500

Property Type House

Suburb Balwyn

Period - From 01/10/2023

to 30/09/2024

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	2a Hatfield St BALWYN NORTH 3104	\$1,385,000	07/06/2024
2	1/1 Jurang St BALWYN 3103	\$1,302,500	15/05/2024
3	168b Mont Albert Rd CANTERBURY 3126	\$1,400,000	25/03/2024

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:

25/10/2024 09:48



 3  2  2

Property Type: House
Land Size: 842 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000
Median House Price
Year ending September 2024: \$2,891,500

Comparable Properties



2a Hatfield St BALWYN NORTH 3104 (REI/VG) **Agent Comments**

 3  2  1

Price: \$1,385,000
Method: Private Sale
Date: 07/06/2024
Property Type: House
Land Size: 334 sqm approx



1/1 Jurang St BALWYN 3103 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,302,500
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 366 sqm approx



168b Mont Albert Rd CANTERBURY 3126 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,400,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 395 sqm approx

Account - VICPROP