

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

29 Cumberland 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 \$2,301,000

Property Type House

Suburb Balwyn North

Period - From 01/10/2023

to

31/12/2023

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	39 Greythorn Rd BALWYN NORTH 3104	\$1,462,000	02/03/2024
2	16 Manniche Av MONT ALBERT NORTH 3129	\$1,450,000	14/12/2023
3	35 Lincoln Av MONT ALBERT NORTH 3129	\$1,280,000	01/12/2023

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:

08/04/2024 11:29

29 Cumberland Avenue, Balwyn North Vic 3104



3 2 2

Property Type: House
Land Size: 638 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2023: \$2,301,000

Comparable Properties



39 Greythorn Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Superior Home

Price: \$1,462,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 679 sqm approx



16 Manniche Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

2 1 2

Corner Allotment Superior

Price: \$1,450,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 667 sqm approx



35 Lincoln Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 1 1

Indicative Land Value

Price: \$1,280,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: House (Res)
Land Size: 671 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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