

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

31 Macedon Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Balwyn North

Period - From 14/11/2018 to 13/11/2019 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	37 Lansdown St BALWYN NORTH 3104	\$1,888,000	01/06/2019
2	28 Mountain View Rd BALWYN NORTH 3104	\$1,845,000	31/08/2019
3	26 Almond St BALWYN NORTH 3104	\$1,725,000	17/08/2019

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:

14/11/2019 17:12



4 2 2

Property Type: House (Res)

Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

14/11/2018 - 13/11/2019: \$1,600,000

Comparable Properties

37 Lansdown St BALWYN NORTH 3104 (VG)

Agent Comments

3 - -

Price: \$1,888,000

Method: Sale

Date: 01/06/2019

Property Type: House (Res)

Land Size: 806 sqm approx



28 Mountain View Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 1 1

Price: \$1,845,000

Method: Auction Sale

Date: 31/08/2019

Rooms: 6

Property Type: House (Res)

Land Size: 664 sqm approx



26 Almond St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$1,725,000

Method: Auction Sale

Date: 17/08/2019

Property Type: House (Res)

Land Size: 768 sqm approx