Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	31 Macedon Avenue, Balwyn North Vic 3104
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000	Range between	\$1,700,000	&	\$1,870,000
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Median sale price

Median price	\$1,600,000	Pro	perty Type H	louse		Suburb	Balwyn North
Period - From	14/11/2018	to	13/11/2019	s	ource	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

Aut	areas or comparable property	1 1100	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: 14/11/201
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Date of sale







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

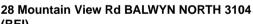
37 Lansdown St BALWYN NORTH 3104 (VG)

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Price: \$1,888,000 Method: Sale Date: 01/06/2019

Property Type: House (Res) **Land Size:** 806 sqm approx

Agent Comments



(REI)

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Price: \$1,845,000 **Method:** Auction Sale **Date:** 31/08/2019 **Rooms:** 6

Property Type: House (Res) **Land Size:** 664 sqm approx

Agent Comments



26 Almond St BALWYN NORTH 3104 (REI)

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Price: \$1,725,000 **Method:** Auction Sale **Date:** 17/08/2019

Property Type: House (Res)
Land Size: 768 sqm approx

Agent Comments

Account - Fletchers | P: 9859 9561 | F: 9859 2552



