

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

43 Helston Street, 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 \$1,725,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2019

to 30/09/2019

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	29 Helston St BALWYN NORTH 3104	\$1,802,000	19/10/2019
2	3 Briggs St MONT ALBERT NORTH 3129	\$1,740,000	26/10/2019
3	21 Cityview Rd BALWYN NORTH 3104	\$1,700,000	26/06/2019

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:

31/10/2019 14:26



 4  2  2

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

September quarter 2019: \$1,725,000

Comparable Properties



29 Helston St BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$1,802,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 7

Property Type: House (Res)

Land Size: 668 sqm approx



3 Briggs St MONT ALBERT NORTH 3129 (REI)

Agent Comments

 4  3  3

Price: \$1,740,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House

Land Size: 600 sqm approx



21 Cityview Rd BALWYN NORTH 3104 (VG)

Agent Comments

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Price: \$1,700,000

Method: Sale

Date: 26/06/2019

Property Type: House (Res)

Land Size: 664 sqm approx