

# 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 35 Fortuna Avenue, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,250,000

### Median sale price

Median price \$1,700,000

Property Type House

Suburb Balwyn North

Period - From 01/01/2019

to 31/12/2019

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	54 Birdwood St BALWYN 3103	\$2,250,000	29/02/2020
2	1 Taurus St BALWYN NORTH 3104	\$2,218,000	21/02/2020
3	22 Vega St BALWYN NORTH 3104	\$2,200,000	14/03/2020

**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:

25/03/2020 15:22



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 777 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,250,000  
**Median House Price**  
Year ending December 2019: \$1,700,000

## Comparable Properties



54 Birdwood St BALWYN 3103 (REI)

Agent Comments



**Price:** \$2,250,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** House (Res)  
**Land Size:** 661 sqm approx



1 Taurus St BALWYN NORTH 3104 (REI)

Agent Comments



**Price:** \$2,218,000  
**Method:** Private Sale  
**Date:** 21/02/2020  
**Rooms:** 8  
**Property Type:** House



22 Vega St BALWYN NORTH 3104 (REI)

Agent Comments



**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 14/03/2020  
**Property Type:** House (Res)  
**Land Size:** 830 sqm approx