

# 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

9 Millicent 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 \$2,000,000

### Median sale price

Median price \$1,602,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2018

to 30/06/2019

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.

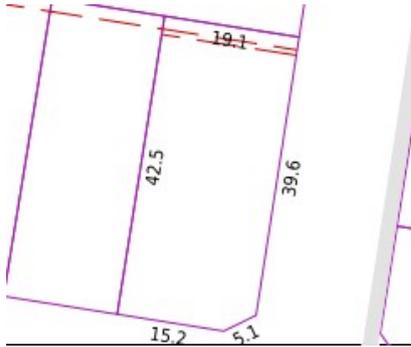
	Address of comparable property	Price	Date of sale
1	48 Ellsa St BALWYN NORTH 3104	\$2,020,000	23/03/2019
2	25 Chelmsford St BALWYN NORTH 3104	\$2,045,000	23/03/2019
3	27 Tuxen St BALWYN NORTH 3104	\$2,150,000	02/04/2019

**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:

16/09/2019 12:47



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 780 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,000,000  
**Median House Price**  
Year ending June 2019: \$1,602,000

## Comparable Properties



**48 Ellsa St BALWYN NORTH 3104 (REI/VG)** Agent Comments



**Price:** \$2,020,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Property Type:** House (Res)  
**Land Size:** 1104 sqm approx



**25 Chelmsford St BALWYN NORTH 3104 (REI/VG)** Agent Comments



**Price:** \$2,045,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Property Type:** House (Res)  
**Land Size:** 1010 sqm approx



**27 Tuxen St BALWYN NORTH 3104 (REI/VG)** Agent Comments



**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 02/04/2019  
**Property Type:** House  
**Land Size:** 920 sqm approx