

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

1/5 Pam Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,550,500 Property Type Townhouse Suburb Balwyn North

Period - From 19/03/2023 to 18/03/2024 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	1/29 Kireep Rd BALWYN 3103	\$1,995,000	02/12/2023
2	2/175 Balwyn Rd BALWYN 3103	\$1,970,000	24/02/2024
3	18 Glenfern Av DONCASTER 3108	\$1,820,000	17/01/2024

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:

19/03/2024 12:56



4 3 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median Townhouse Price
19/03/2023 - 18/03/2024: \$1,550,500

Comparable Properties



1/29 Kireep Rd BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,995,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)
Land Size: 306 sqm approx



2/175 Balwyn Rd BALWYN 3103 (REI)

Agent Comments

5 3 2

Price: \$1,970,000
Method: Sold Before Auction
Date: 24/02/2024
Property Type: Townhouse (Single)



18 Glenfern Av DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,820,000
Method: Sold After Auction
Date: 17/01/2024
Property Type: Townhouse (Res)

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