

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 Tonkin Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$963,000

Property Type Unit

Suburb Balwyn

Period - From 01/10/2022

to 30/09/2023

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	1/48 Northcote Av BALWYN 3103	\$1,436,000	14/10/2023
2	2/43 Hatfield St BALWYN NORTH 3104	\$1,400,000	02/09/2023
3	2/150 Belmore Rd BALWYN 3103	\$1,360,000	11/09/2023

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:

16/10/2023 16:28



3 2 2

Rooms: 4
Property Type: Townhouse

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median Unit Price
Year ending September 2023: \$963,000

Agent Comments

Comparable Properties



1/48 Northcote Av BALWYN 3103 (REI)

Agent Comments

3 1 2

Price: \$1,436,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit



2/43 Hatfield St BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit
Land Size: 304 sqm approx



2/150 Belmore Rd BALWYN 3103 (REI)

Agent Comments

4 3 2

Price: \$1,360,000
Method: Private Sale
Date: 11/09/2023
Property Type: Townhouse (Single)

Account - Jellis Craig | P: 98305966