## 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

11 Aylmer Street, Balwyn North Vic 3104

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	/underquot	ing			
Range betwee	\$2,600,000		&		\$2,800,000				
Median sale price									
Median price	\$2,380,000	Pro	operty Type House		se		Suburb	Balwyn North	
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	90 Adeney Av KEW 3101	\$2,850,000	14/07/2023
2	18 Carrington St BALWYN NORTH 3104	\$2,705,000	10/06/2023
3	16 Panoramic Rd BALWYN NORTH 3104	\$2,605,000	02/06/2023

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:

01/11/2023 16:04



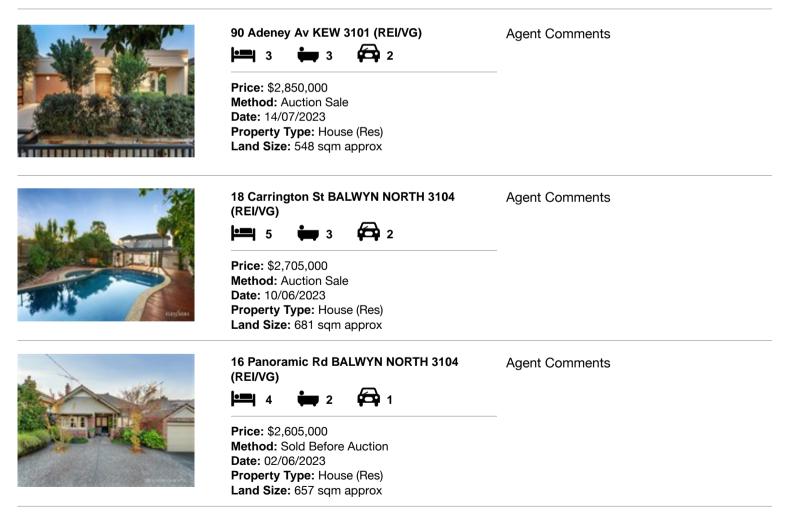






Rooms: 9 Property Type: House (Res) Land Size: 822 sqm approx Agent Comments Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price September quarter 2023: \$2,380,000

# **Comparable Properties**



#### Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.