

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 consumer.vic.gov.au/underquoting

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,380,000 Property Type House Suburb Balwyn North

Period - From 01/07/2023 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	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



4 2 2

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



90 Adeney Av KEW 3101 (REI/VG)

Agent Comments

3 3 2

Price: \$2,850,000
Method: Auction Sale
Date: 14/07/2023
Property Type: House (Res)
Land Size: 548 sqm approx



18 Carrington St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 3 2

Price: \$2,705,000
Method: Auction Sale
Date: 10/06/2023
Property Type: House (Res)
Land Size: 681 sqm approx



16 Panoramic Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 1

Price: \$2,605,000
Method: Sold Before Auction
Date: 02/06/2023
Property Type: House (Res)
Land Size: 657 sqm approx

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