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	12 Myambert Avenue, Balwyn Vic 3103
postcode	

Indicative selling price

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

Range between	\$3,750,000	&	\$4,125,000
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Median sale price

Median price	\$2,985,000	Pro	perty Type	House		Suburb	Balwyn
Period - From	01/04/2023	to	30/06/2023		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

1	130 Sackville St KEW 3101	\$4,230,000	27/06/2023
2	6 Stoke Av KEW 3101	\$3,950,000	09/09/2023
3	15 Cross St CANTERBURY 3126	\$3,750,000	03/08/2023

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:	21/09/2023 11:18



Date of sale











Rooms: 10

Property Type: House

Indicative Selling Price \$3,750,000 - \$4,125,000 **Median House Price**

June quarter 2023: \$2,985,000

Comparable Properties



130 Sackville St KEW 3101 (REI)





Price: \$4,230,000 Method: Private Sale Date: 27/06/2023 Property Type: House Land Size: 892 sqm approx



6 Stoke Av KEW 3101 (REI)







Price: \$3,950,000 Method: Auction Sale Date: 09/09/2023

Property Type: House (Res) Land Size: 942 sqm approx

Agent Comments

Agent Comments



15 Cross St CANTERBURY 3126 (REI)







Price: \$3,750,000

Method: Sold Before Auction

Date: 03/08/2023

Property Type: House (Res) Land Size: 879 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966





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