

# 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

12 Myambert Avenue, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,750,000

&

\$4,125,000

### Median sale price

Median price \$2,985,000

Property 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	Date of sale
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



5   3   2

**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)**

Agent Comments

4   4   2

**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)**

Agent Comments

6   2   2

**Price:** \$3,950,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 942 sqm approx



**15 Cross St CANTERBURY 3126 (REI)**

Agent Comments

4   2   1

**Price:** \$3,750,000  
**Method:** Sold Before Auction  
**Date:** 03/08/2023  
**Property Type:** House (Res)  
**Land Size:** 879 sqm approx

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