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 Parkdale Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000	Range between	\$2,300,000	&	\$2,500,000
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Median sale price

Median price	\$2,820,000	Pro	perty Type	House		Suburb	Balwyn
Period - From	01/07/2022	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

Add	dress of comparable property	Price	Date of sale
1	9 Burroughs Rd BALWYN 3103	\$2,455,500	29/07/2023
2	18 Parkdale Av BALWYN 3103	\$2,401,000	22/03/2023
3	3 Ajana St BALWYN NORTH 3104	\$2,300,000	06/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/08/2023 09:59





Campbell Ward 03 9810 5070 0402 124 939 campbellward@jelliscraig.com.au

Indicative Selling Price \$2,300,000 - \$2,500,000 **Median House Price** Year ending June 2023: \$2,820,000

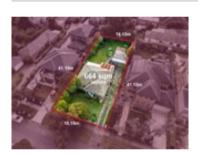




Rooms: 8

Property Type: House Land Size: 715 sqm approx

Comparable Properties



9 Burroughs Rd BALWYN 3103 (REI)



Price: \$2,455,500 Method: Auction Sale Date: 29/07/2023

Property Type: House (Res)

Agent Comments



18 Parkdale Av BALWYN 3103 (VG)





Price: \$2,401,000 Method: Sale Date: 22/03/2023

Property Type: House (Res) Land Size: 726 sqm approx

Agent Comments



3 Ajana St BALWYN NORTH 3104 (REI)





Price: \$2,300,000

Method: Sold Before Auction

Date: 06/07/2023

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



