

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

17 Minerva Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,378,000 Property Type House Suburb Balwyn North

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	34 Carron St BALWYN NORTH 3104	\$2,560,000	29/07/2023
2	4 Viewpoint Rd BALWYN NORTH 3104	\$2,360,000	02/06/2023
3	12 Lloyd St BALWYN NORTH 3104	\$2,315,000	27/05/2023

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:

30/08/2023 16:37



Rooms: 10

Property Type: House

Land Size: 711 sqm approx

Agent Comments

Comparable Properties



34 Carron St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,560,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 697 sqm approx



4 Viewpoint Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,360,000

Method: Private Sale

Date: 02/06/2023

Property Type: House



12 Lloyd St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,315,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)