### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	2/11 Northcote Avenue, Balwyn Vic 3103
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between	\$690,000	&	\$759,000
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#### Median sale price

Median price	\$850,000	Pro	perty Type U	Jnit		Suburb	Balwyn
Period - From	01/07/2023	to	30/09/2023	Sc	ource	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	3/14 Essex Rd SURREY HILLS 3127	\$720,000	02/09/2023
2	2/6 Westminster St BALWYN 3103	\$745,000	07/10/2023
3	4/12 Essex Rd SURREY HILLS 3127	\$750,000	08/09/2023

#### 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:	04/12/2023 16:34













Property Type: Unit Agent Comments

**Indicative Selling Price** \$690,000 - \$759,000 **Median Unit Price** September quarter 2023: \$850,000

## Comparable Properties



3/14 Essex Rd SURREY HILLS 3127 (REI/VG)

Price: \$720,000 Method: Auction Sale Date: 02/09/2023 Property Type: Unit

**Agent Comments** 



2/6 Westminster St BALWYN 3103 (REI)

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Agent Comments

Agent Comments

Price: \$745,000 Method: Auction Sale Date: 07/10/2023 Property Type: Unit



4/12 Essex Rd SURREY HILLS 3127 (REI/VG)

Price: \$750.000 Method: Private Sale Date: 08/09/2023 Property Type: Unit

Land Size: 180 sqm approx

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





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