

# 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 2/11 Northcote 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 \$690,000 & \$759,000

### Median sale price

Median price \$850,000 Property Type Unit Suburb Balwyn

Period - From 01/07/2023 to 30/09/2023 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	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 comparable properties 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



2   1   1

**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)**

**Agent Comments**

2   1   1

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** Unit



**2/6 Westminster St BALWYN 3103 (REI)**

**Agent Comments**

2   1   1

**Price:** \$745,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Unit



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

**Agent Comments**

2   1   1

**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