

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

2/12 Arama Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Balwyn North

Period - From 01/01/2024 to 31/03/2024 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	1/31 Belgravia Av MONT ALBERT NORTH 3129	\$1,430,500	23/11/2023
2	1/30 Alpha St BALWYN NORTH 3104	\$1,310,000	27/03/2024
3	1/146 Maud St BALWYN NORTH 3104	\$1,292,000	08/03/2024

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:

23/04/2024 09:40



 3  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

March quarter 2024: \$1,050,000

Comparable Properties



1/31 Belgravia Av MONT ALBERT NORTH 3129 Agent Comments
(REI/VG)

 3  2  2

Price: \$1,430,500

Method: Auction Sale

Date: 23/11/2023

Property Type: Unit



1/30 Alpha St BALWYN NORTH 3104 (REI) Agent Comments

 3  2  2

Price: \$1,310,000

Method: Private Sale

Date: 27/03/2024

Property Type: House



1/146 Maud St BALWYN NORTH 3104 (REI) Agent Comments

 3  1  1

Price: \$1,292,000

Method: Private Sale

Date: 08/03/2024

Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199