

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

20 Austin Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$1,750,000 Property Type Townhouse Suburb Balwyn

Period - From 20/06/2023 to 19/06/2024 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	38 Leonard St DEEPDENE 3103	\$6,120,000	20/05/2024
2	65 Metung St BALWYN 3103	\$5,320,000	12/03/2024
3	42 Elliott Av BALWYN 3103	\$5,080,000	10/04/2024

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:

20/06/2024 11:16



 5  5  2

Rooms: 10
Property Type: House
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
\$5,000,000 - \$5,500,000
Median Townhouse Price
20/06/2023 - 19/06/2024: \$1,750,000

Comparable Properties



38 Leonard St DEEPDENE 3103 (REI)

 5  6  2

Price: \$6,120,000
Method: Private Sale
Date: 20/05/2024
Property Type: House (Res)
Land Size: 737 sqm approx

Agent Comments

Bigger block and bigger house.



65 Metung St BALWYN 3103 (REI/VG)

 5  4  3

Price: \$5,320,000
Method: Private Sale
Date: 12/03/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments

location is not as good and the one ensuite less.



42 Elliott Av BALWYN 3103 (REI)

 5  4  3

Price: \$5,080,000
Method: Private Sale
Date: 10/04/2024
Property Type: House

Agent Comments

location is not as good and one ensuite less

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