

# 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

3/9 Maylands Avenue, Balwyn North Vic 3104
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$680,000
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 & 

\$730,000
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### Median sale price

Median price 

\$985,000
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 Property Type 

Unit
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 Suburb 

Balwyn North
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Period - From 

27/02/2023
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 to 

26/02/2024
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 Source 

REIV
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### 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	2/47 Clyde St KEW EAST 3102	\$730,000	13/11/2023
2	1/223 Balwyn Rd BALWYN NORTH 3104	\$715,000	09/12/2023
3	1/176 Doncaster Rd BALWYN NORTH 3104	\$685,000	03/11/2023

**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: 

27/02/2024 12:41
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2 1 3

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$730,000  
**Median Unit Price**  
27/02/2023 - 26/02/2024: \$985,000

## Comparable Properties



2/47 Clyde St KEW EAST 3102 (REI/VG)

**Agent Comments**

2 1 2

**Price:** \$730,000  
**Method:** Sold Before Auction  
**Date:** 13/11/2023  
**Property Type:** Villa



1/223 Balwyn Rd BALWYN NORTH 3104 (REI)

**Agent Comments**

2 1 1

**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** Unit



1/176 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$685,000  
**Method:** Sold Before Auction  
**Date:** 03/11/2023  
**Property Type:** Unit

**Account - Nelson Alexander** | P: 03 98548888 | F: 03 94177408