

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 39 Riverside Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,242,000 Property Type House 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	46 Fortuna Av BALWYN NORTH 3104	\$2,480,000	25/05/2024
2	9 Kyora Pde BALWYN NORTH 3104	\$2,463,204	23/05/2024
3	4 Aylmer St BALWYN NORTH 3104	\$2,429,800	08/05/2024

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: 31/05/2024 14:55



3 2 3

Property Type: House (Res)

Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

March quarter 2024: \$2,242,000

Comparable Properties



46 Fortuna Av BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$2,480,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 892 sqm approx



9 Kyora Pde BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,463,204

Method: Sold Before Auction

Date: 23/05/2024

Property Type: House

Land Size: 836 sqm approx



4 Aylmer St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$2,429,800

Method: Private Sale

Date: 08/05/2024

Property Type: House

Land Size: 863 sqm approx