

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

4 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,350,000 & \$2,580,000

Median sale price

Median price \$2,301,000 Property Type House Suburb Balwyn North

Period - From 01/10/2023 to 31/12/2023 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	46 Severn St BALWYN NORTH 3104	\$2,600,000	20/09/2023
2	22 Riverview Rd BALWYN NORTH 3104	\$2,570,000	05/01/2024
3			

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: 02/02/2024 09:05



3 1 2

Rooms: 7
Property Type: House (Res)
Land Size: 863 sqm approx

Indicative Selling Price
\$2,350,000 - \$2,580,000
Median House Price
December quarter 2023: \$2,301,000

Comparable Properties



46 Severn St BALWYN NORTH 3104 (REI/VG) Agent Comments

3 1 1

Price: \$2,600,000
Method: Sold Before Auction
Date: 20/09/2023
Property Type: House (Res)
Land Size: 948 sqm approx



22 Riverview Rd BALWYN NORTH 3104 (REI) Agent Comments

4 2 2

Price: \$2,570,000
Method: Private Sale
Date: 05/01/2024
Property Type: House
Land Size: 759 sqm approx

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.

Account - Jellis Craig | P: 98305966