

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

42 ELLIOTT AVENUE BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$4,950,000

&

\$5,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,900,000

Property type

House

Suburb

Balwyn

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

12 MONASH AVENUE BALWYN VIC 3103	\$5,055,000	26-May-23
28 KALIMNA STREET BALWYN VIC 3103	\$5,040,000	12-Aug-23
37 POWER STREET BALWYN VIC 3103	\$5,150,000	28-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 10 November 2023



12 MONASH AVENUE BALWYN VIC 3103

5 5 2

Sold Price

\$5,055,000

Sold Date

26-May-23

Distance

0.26km



28 KALIMNA STREET BALWYN VIC 3103

5 4 3

Sold Price

\$5,040,000

Sold Date

12-Aug-23

Distance

0.71km



37 POWER STREET BALWYN VIC 3103

5 5 2

Sold Price

\$5,150,000

Sold Date

28-Aug-23

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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