

# 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

44 Northcote Avenue, Balwyn Vic 3103

### Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

### Median sale price

Median price \$2,750,500 Property Type House Suburb Balwyn

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	7 Crest Av DEEPDENE 3103	\$2,930,000	18/03/2024
2	44 Yerrin St BALWYN 3103	\$2,920,000	24/04/2024
3	6 Carson Av MONT ALBERT 3127	\$2,853,000	09/05/2024

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:

30/05/2024 09:05



 4  2  2

**Property Type:** House (Res)

**Land Size:** 847 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,700,000 - \$2,970,000

**Median House Price**

March quarter 2024: \$2,750,500

## Comparable Properties



7 Crest Av DEEPDENE 3103 (REI/VG)

Agent Comments

 5  4  4

**Price:** \$2,930,000

**Method:** Private Sale

**Date:** 18/03/2024

**Property Type:** House

**Land Size:** 780 sqm approx



44 Yerrin St BALWYN 3103 (REI)

Agent Comments

 4  2  2

**Price:** \$2,920,000

**Method:** Private Sale

**Date:** 24/04/2024

**Property Type:** House

**Land Size:** 822 sqm approx



6 Carson Av MONT ALBERT 3127 (REI)

Agent Comments

 4  3  1

**Price:** \$2,853,000

**Method:** Sold Before Auction

**Date:** 09/05/2024

**Property Type:** House (Res)

**Land Size:** 554 sqm approx

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