

# 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 46 Fortuna Avenue, Balwyn North Vic 3104

### Indicative selling price

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

Range between \$2,150,000 & \$2,300,000

### 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	118 Hill Rd BALWYN NORTH 3104	\$2,190,000	08/03/2024
2	35 Capella St BALWYN NORTH 3104	\$2,185,000	02/12/2023
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: 01/05/2024 14:29



 4  2  2

**Property Type:** House  
**Land Size:** 892 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,150,000 - \$2,300,000  
**Median House Price**  
March quarter 2024: \$2,242,000

## Comparable Properties



118 Hill Rd BALWYN NORTH 3104 (REI)

**Agent Comments**

 3  1  2

**Price:** \$2,190,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** House (Res)  
**Land Size:** 849 sqm approx



35 Capella St BALWYN NORTH 3104 (REI/VG)

**Agent Comments**

 4  2  3

**Price:** \$2,185,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 700 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.