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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,150,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$2,242,000	Pro	operty Type	rty Type House		se		Balwyn North
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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

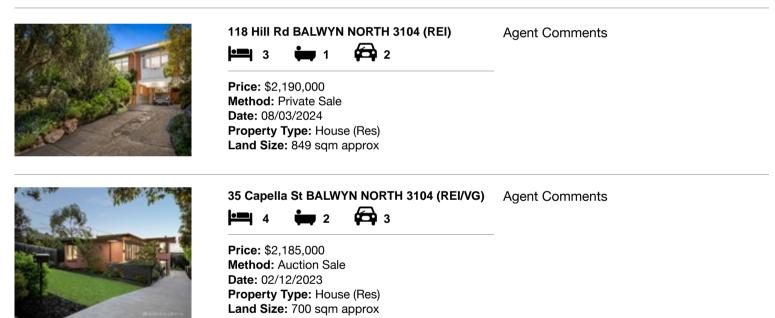






Property Type: House Land Size: 892 sqm approx Agent Comments Indicative Selling Price \$2,150,000 - \$2,300,000 Median House Price March quarter 2024: \$2,242,000

Comparable Properties



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 - Marshall White | P: 03 9822 9999

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