

# 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 49 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 \$2,650,000 & \$2,900,000

### Median sale price\*

Median price Property Type Suburb Balwyn North

Period - From to Source

### 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	74 Cityview Rd BALWYN NORTH 3104	\$3,010,000	25/03/2023
2	19 Stephens St BALWYN NORTH 3104	\$3,000,000	18/02/2023
3	43 Walbundry Av BALWYN NORTH 3104	\$2,925,000	19/04/2023

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: 21/07/2023 11:24

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 867 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,650,000 - \$2,900,000  
**No median price available**

## Comparable Properties



**74 Cityview Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$3,010,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**19 Stephens St BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$3,000,000  
**Method:** Auction Sale  
**Date:** 18/02/2023  
**Property Type:** House (Res)  
**Land Size:** 1012 sqm approx



**43 Walbundry Av BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$2,925,000  
**Method:** Private Sale  
**Date:** 19/04/2023  
**Property Type:** House  
**Land Size:** 836 sqm approx