Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Pavo Street, Balwyn North Vic 3104

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$2,242,000	Pro	operty Type	Hou	se		Suburb	Balwyn North
Period - From	01/01/2024	to	31/03/2024	ļ	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	15 Irymple Av KEW EAST 3102	\$1,860,000	09/03/2024
2	34 Frater St KEW EAST 3102	\$1,770,000	12/04/2024
3	7 Jolie Vue Rd BALWYN NORTH 3104	\$1,768,000	29/04/2024

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:

21/05/2024 13:57



Nelson Alexander





Rooms: 6 Property Type: House (Res) Land Size: 693.924 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price March quarter 2024: \$2,242,000

Comparable Properties



15 Irymple Av KEW EAST 3102 (REI)



Price: \$1,860,000 Method: Private Sale Date: 09/03/2024 Property Type: House Agent Comments

34 Frater St KEW EAST 3102 (REI)



Price: \$1,770,000 Method: Private Sale

Agent Comments



Date: 12/04/2024 Property Type: House

7 Jolie Vue Rd BALWYN NORTH 3104 (REI)



04 (REI) Agent Comments

Price: \$1,768,000 Method: Private Sale Date: 29/04/2024 Property Type: House Land Size: 650 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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