

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

7 Elliott Avenue, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,650,000 & \$2,900,000

Median sale price

Median price \$2,985,000 Property Type House Suburb Balwyn

Period - From 01/04/2023 to 30/06/2023 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	9 Terry St DEEPDENE 3103	\$2,914,000	20/05/2023
2	3 Hamilton St BALWYN 3103	\$2,900,000	03/06/2023
3	28 Hardwicke St BALWYN 3103	\$2,808,000	01/04/2023

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 11:23



Property Type: House (Previously Occupied - Detached)
Land Size: 703 sqm approx
Agent Comments

Indicative Selling Price
\$2,650,000 - \$2,900,000
Median House Price
June quarter 2023: \$2,985,000

Comparable Properties



9 Terry St DEEPDENE 3103 (REI)

Agent Comments



Price: \$2,914,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 737 sqm approx



3 Hamilton St BALWYN 3103 (REI)

Agent Comments



Price: \$2,900,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 671 sqm approx



28 Hardwicke St BALWYN 3103 (REI)

Agent Comments



Price: \$2,808,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House
Land Size: 712 sqm approx

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