

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

14 June Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Balwyn North

Period - From 01/07/2021 to 30/09/2021 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	131 Maud St BALWYN NORTH 3104	\$2,675,000	30/10/2021
2	4 Sylvan St BALWYN NORTH 3104	\$2,500,000	19/08/2021
3	8 Ajana St BALWYN NORTH 3104	\$2,401,000	21/08/2021

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:

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Indicative Selling Price
\$2,300,000 - \$2,500,000

Median House Price
September quarter 2021: \$2,350,000



Property Type: House (Previously Occupied - Detached)
Land Size: 860 sqm approx
Agent Comments

Comparable Properties



131 Maud St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,675,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 750 sqm approx



4 Sylvan St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,500,000
Method: Private Sale
Date: 19/08/2021
Property Type: House (Res)
Land Size: 929 sqm approx



8 Ajana St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,401,000
Method: Auction Sale
Date: 21/08/2021
Property Type: House (Res)
Land Size: 745 sqm approx

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