

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

17 Trentwood Avenue, Balwyn North Vic 3104
--

Indicative selling price

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

Range between

\$1,700,000

 &

\$1,850,000

Median sale price

Median price

\$1,850,000

 Property Type

House

 Suburb

Balwyn North

Period - From

01/01/2020

 to

31/12/2020

 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	16 Longview Rd BALWYN NORTH 3104	\$1,850,000	28/10/2020
2	29 Woodville St BALWYN NORTH 3104	\$1,847,000	02/11/2020
3	24 Hedderwick St BALWYN NORTH 3104	\$1,755,000	05/12/2020

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:

29/01/2021 10:25



Property Type: House (Res)

Land Size: 630 approx. sqm
approx

Agent Comments

Comparable Properties

16 Longview Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,850,000

Method: Sold Before Auction

Date: 28/10/2020

Property Type: House (Res)

Land Size: 707 sqm approx



29 Woodville St BALWYN NORTH 3104 (VG)

Agent Comments



Price: \$1,847,000

Method: Sale

Date: 02/11/2020

Property Type: House (Res)

Land Size: 650 sqm approx



24 Hedderwick St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,755,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 672 sqm approx