

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

60 Elliott Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,800,000 & \$3,080,000

Median sale price

Median price \$2,280,000 Property Type House Suburb Balwyn

Period - From 01/10/2019 to 30/09/2020 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	22 Nungerner St BALWYN 3103	\$3,560,000	19/12/2020
2	17 Freeman St BALWYN 3103	\$3,300,000	20/10/2020
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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.

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Property Type: House (Previously Occupied - Detached)
Land Size: 552 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,080,000
Median House Price
Year ending September 2020: \$2,280,000

Comparable Properties



22 Nungerner St BALWYN 3103 (REI)

Agent Comments



Price: \$3,560,000
Method: Auction Sale
Date: 19/12/2020
Property Type: House (Res)
Land Size: 680 sqm approx



17 Freeman St BALWYN 3103 (REI)

Agent Comments



Price: \$3,300,000
Method: Private Sale
Date: 20/10/2020
Property Type: House (Res)
Land Size: 716 sqm approx

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.