

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

23 Maylands Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,850,000 Property Type House Suburb Balwyn North

Period - From 01/10/2020 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	25a Kitchener St DEEPDENE 3103	\$1,190,000	06/02/2021
2	14 Tivey Pde BALWYN 3103	\$1,180,000	27/01/2021
3	198 Doncaster Rd BALWYN NORTH 3104	\$1,160,000	01/01/2021

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:

23/02/2021 17:15



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Property Type: House (Res)
Land Size: 283.942 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2020: \$1,850,000

Comparable Properties



25a Kitchener St DEEPDENE 3103 (REI)

Agent Comments

 2  1  1

Price: \$1,190,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 203 sqm approx



14 Tivey Pde BALWYN 3103 (REI)

Agent Comments

 2  1  1

Price: \$1,180,000
Method: Private Sale
Date: 27/01/2021
Property Type: House
Land Size: 291 sqm approx



198 Doncaster Rd BALWYN NORTH 3104 (VG)

Agent Comments

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Price: \$1,160,000
Method: Sale
Date: 01/01/2021
Property Type: Flat/Unit/Apartment (Res)