

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

31 Talbot Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

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

Period - From 01/01/2019 to 31/12/2019 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	30 Logan St CANTERBURY 3126	\$3,200,000	29/02/2020
2	19 Wells St SURREY HILLS 3127	\$2,950,000	22/02/2020
3	13 Faversham Rd CANTERBURY 3126	\$2,890,000	07/03/2020

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:

22/04/2020 13:28



 5  3  2

Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 793 sqm approx

Agent Comments

Spacious 5 bedroom solid house and well presented with single level and direct access to the reserve at the backyard. Walk to parks, Balwyn Village, 109 Tram stops and schools.

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending December 2019: \$2,350,000

Comparable Properties



30 Logan St CANTERBURY 3126 (REI)

 4  2  3

Agent Comments

Land value mainly

Price: \$3,200,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 836 sqm approx



19 Wells St SURREY HILLS 3127 (REI)

 5  3  2

Agent Comments

no direct access to the park.

Price: \$2,950,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 780 sqm approx



13 Faversham Rd CANTERBURY 3126 (REI)

 3  2  2

Agent Comments

Land value mainly

Price: \$2,890,000

Method: Auction Sale

Date: 07/03/2020

Property Type: House (Res)

Land Size: 715 sqm approx