

# 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

12 Kendari Avenue, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,970,000

### Median sale price

Median price \$1,808,800 Property Type House Suburb Balwyn North

Period - From 01/07/2020 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	50 Corhampton Rd BALWYN NORTH 3104	\$2,750,000	04/07/2020
2	3a Belgrove Av BALWYN 3103	\$2,460,000	04/09/2020
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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.

This Statement of Information was prepared on: 13/10/2020 11:54



**Property Type:** House  
**Land Size:** 603 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,700,000 - \$2,970,000  
**Median House Price**  
September quarter 2020: \$1,808,800

## Comparable Properties



**50 Corhampton Rd BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$2,750,000  
**Method:** Sold Before Auction  
**Date:** 04/07/2020  
**Property Type:** House (Res)  
**Land Size:** 430 sqm approx



**3a Belgrove Av BALWYN 3103 (REI)**

**Agent Comments**



**Price:** \$2,460,000  
**Method:** Private Sale  
**Date:** 04/09/2020  
**Property Type:** House  
**Land Size:** 564 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.