

## 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

8 June 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) (\*Delete single price or range as applicable)

Single Price

\$2,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,761,000

Property type

House

Suburb

Balwyn North

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

### 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 6 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 12 Burroughs Road Balwyn VIC 3103  | \$2,260,000 | 07-Mar-20 |
| 102 Rochester Road Balwyn VIC 3103 | \$2,232,000 | 23-May-20 |
| 33 Metung Street Balwyn VIC 3103   | \$2,275,000 | 24-Mar-20 |

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 6 months.~~

This Statement of Information was prepared on: 17 July 2020



12 Burroughs Road Balwyn VIC 3103 Sold Price **\$2,260,000** Sold Date **07-Mar-20**

3 1 1

Distance **0.47km**



102 Rochester Road Balwyn VIC 3103 Sold Price <sup>RS</sup> **\$2,232,000** <sup>UN</sup> Sold Date **23-May-20**

3 1 2

Distance **1.69km**



33 Metung Street Balwyn VIC 3103 Sold Price **\$2,275,000** Sold Date **24-Mar-20**

3 2 1

Distance **1.96km**

RS = Recent sale      UN = Undisclosed Sale

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