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	11 Citron Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,180,000 Property Type House Suburb Balwyn North

Period - From 01/04/2021 to 30/06/2021 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	10 Gardenia Rd BALWYN NORTH 3104	$1,810,000	17/04/2021
2	332 Doncaster Rd BALWYN NORTH 3104	$1,999,000	10/05/2021
3	76 Winfield Rd BALWYN NORTH 3104	$2,042,000	29/08/2021

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: 29/09/2021 15:37

11 Citron Avenue, Balwyn North Vic 3104



3 1

Rooms: 8
Property Type: House
Land Size: 974 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
June quarter 2021: $2,180,000

Comparable Properties



10 Gardenia Rd BALWYN NORTH 3104 (REI/VG)

4 2 1

Price: $1,810,000
Method: Auction Sale
Date: 17/04/2021
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



332 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

3 1 1

Price: $1,999,000
Method: Private Sale
Date: 10/05/2021
Property Type: House
Land Size: 1004 sqm approx

Agent Comments



76 Winfield Rd BALWYN NORTH 3104 (REI)

6 3 2

Price: $2,042,000
Method: Private Sale
Date: 29/08/2021
Property Type: House
Land Size: 1467 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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