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	30 Minerva Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,976,444 Property Type House Suburb Balwyn North

Period - From 01/07/2022 to 30/09/2022 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	17 The Moor BALWYN NORTH 3104	$2,228,000	29/09/2022
2	2 Kenny St BALWYN NORTH 3104	$2,148,800	16/10/2022
3	51 Mountain View Rd BALWYN NORTH 3104	$2,120,000	31/08/2022

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: 15/11/2022 11:56

30 Minerva Avenue, Balwyn North Vic 3104



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Rooms: 10
Property Type: House
Land Size: 720.884 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
September quarter 2022: $1,976,444

Comparable Properties



17 The Moor BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,228,000
Method: Private Sale
Date: 29/09/2022
Property Type: House
Land Size: 642 sqm approx

Agent Comments



2 Kenny St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,148,800
Method: Sold After Auction
Date: 16/10/2022
Property Type: House (Res)
Land Size: 830 sqm approx

Agent Comments



51 Mountain View Rd BALWYN NORTH 3104 (VG)

4 - -

Price: $2,120,000
Method: Sale
Date: 31/08/2022
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

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

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