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 Alandale Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between $1,850,000 & $1,980,000

Median sale price

Median price $2,295,000 Property Type House Suburb Balwyn

Period - From 01/01/2020 to 31/03/2020 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	62 Nungerner St BALWYN 3103	$2,330,000	22/02/2020
2	42 Fortuna Av BALWYN NORTH 3104	$1,930,000	29/02/2020
3	9 Dumblane St BALWYN NORTH 3104	$1,739,900	05/03/2020

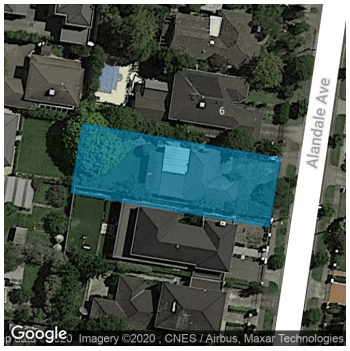
OR

~~**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: 09/06/2020 10:02

8 Alandale Avenue, Balwyn Vic 3103

John Hoskins
9874 7677
0418 345 008
john@hoskins.com.au



3 2

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,980,000
Median House Price
March quarter 2020: $2,295,000

Comparable Properties



62 Nungerner St BALWYN 3103 (REI)

3 2 2

Price: $2,330,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 5
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



42 Fortuna Av BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,930,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 672 sqm approx

Agent Comments



9 Dumblane St BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,739,900
Method: Sold Before Auction
Date: 05/03/2020
Rooms: 7
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.