

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

3/68 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,125,000

Property Type Unit

Suburb Balwyn North

Period - From 04/10/2023

to 03/10/2024

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	1/5 Grey St BALWYN 3103	\$800,000	31/08/2024
2	3/5 Corhampton Rd BALWYN NORTH 3104	\$838,000	27/07/2024
3	5/2 Simpson St KEW 3101	\$795,000	15/06/2024

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:

04/10/2024 08:57

3/68 Aylmer Street, Balwyn North Vic 3104

**Jellis
Craig**

Mark Read

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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

04/10/2023 - 03/10/2024: \$1,125,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/5 Grey St BALWYN 3103 (REI)

Agent Comments

2 1 2

Price: \$800,000

Method: Auction Sale

Date: 31/08/2024

Property Type: Unit



3/5 Corhampton Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

2 1 2

Price: \$838,000

Method: Auction Sale

Date: 27/07/2024

Property Type: Villa



5/2 Simpson St KEW 3101 (VG)

Agent Comments

2 - -

Price: \$795,000

Method: Sale

Date: 15/06/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 98305966



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