

# 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

17 Cumberland Avenue, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$3,200,000

&

\$3,500,000

### Median sale price

Median price \$2,448,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2024

to

30/06/2024

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	24 Harrington Av BALWYN NORTH 3104	\$3,250,000	23/03/2024
2	137 Winmalee Rd BALWYN 3103	\$3,500,000	09/03/2024
3	10 Maughan Pde BALWYN NORTH 3104	\$3,305,000	29/02/2024

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:

26/08/2024 09:37

17 Cumberland Avenue, Balwyn North Vic 3104

**Jellis  
Craig**

Lynda Gao

9810 5000

0415 185 225

LyndaGao@jellisrcraig.com.au

**Indicative Selling Price**

\$3,200,000 - \$3,500,000

**Median House Price**

June quarter 2024: \$2,448,000



 4  4  2

**Property Type:** House

**Land Size:** 670 sqm approx

Agent Comments

## Comparable Properties



**24 Harrington Av BALWYN NORTH 3104 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$3,250,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 981 sqm approx



**137 Winmalee Rd BALWYN 3103 (REI/VG)**

Agent Comments

 5  3  2

**Price:** \$3,500,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** House

**Land Size:** 697 sqm approx



**10 Maughan Pde BALWYN NORTH 3104 (REI/VG)**

Agent Comments

 6  3  3

**Price:** \$3,305,000

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** House

**Land Size:** 748 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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