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<br>Including suburb and postcode | 12 Moule Avenue, Balwyn North, VIC 3104 |

## Indicative selling price

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

Range between $1,420,000 & $1,560,000

## Median sale price

Median price $2,305,000 Property Type House Suburb Balwyn north

Period - From 05/06/2024 to 04/12/2024 Source pdol

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 12a Leicester St, Balwyn North Vic | $1,352,500 | 23/10/2024 |
| 2 70 Sweyn St, Balwyn North Vic | $1,376,888 | 28/09/2024 |
| 3 19 Jocelyn Av, Balwyn North Vic | $1,500,000 | 03/08/2024 |

This Statement of Information was prepared on: 05/12/2024