

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

4/13 NORTHCOTE AVENUE BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$998,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

5/11 WINMALEE ROAD BALWYN VIC 3103	\$710,000	03-Aug-24
4/34 DURHAM ROAD SURREY HILLS VIC 3127	\$742,500	23-Nov-24
2/26 WINDSOR CRESCENT SURREY HILLS VIC 3127	\$720,500	20-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 02 December 2024

Adrian Garra

M 0412319453

E adrian.garra@noeljones.com.au

**5/11 WINMALEE ROAD BALWYN
VIC 3103**

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Sold Price

^{RS}**\$710,000**Sold Date **03-Aug-24**Distance **1.26km****4/34 DURHAM ROAD SURREY
HILLS VIC 3127**

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Sold Price

^{RS}**\$742,500**Sold Date **23-Nov-24**Distance **1.34km****2/26 WINDSOR CRESCENT
SURREY HILLS VIC 3127**

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Sold Price

\$720,500Sold Date **20-Jul-24**Distance **1.54km****RS** = Recent sale**UN** = Undisclosed Sale

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