

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

3/9 Maylands Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$790,000 & \$820,000

Median sale price

Median price \$1,250,000

Property Type Unit

Suburb Balwyn North

Period - From 01/10/2022

to 30/09/2023

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	2/9 Maylands Av BALWYN NORTH 3104	\$820,000	16/09/2023
2	2/32 Corhampton Rd BALWYN NORTH 3104	\$750,000	06/06/2023
3	3/48 Belmore Rd BALWYN 3103	\$749,999	18/07/2023

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:

21/11/2023 13:58

3/9 Maylands Avenue, Balwyn North Vic 3104



Jason Yu
03 9899 7888
0402 662 736
jason.yu@ihomesre.com.au



2 1 3

Property Type: Unit
Agent Comments

Indicative Selling Price
\$790,000 - \$820,000
Median Unit Price
Year ending September 2023: \$1,250,000

Comparable Properties



2/9 Maylands Av BALWYN NORTH 3104 (REI) **Agent Comments**

2 1 2

Price: \$820,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Unit
Land Size: 139 sqm approx



2/32 Corhampton Rd BALWYN NORTH 3104 (VG) **Agent Comments**

2 - -

Price: \$750,000
Method: Sale
Date: 06/06/2023
Property Type: Flat/Unit/Apartment (Res)

3/48 Belmore Rd BALWYN 3103 (VG) **Agent Comments**

2 - -

Price: \$749,999
Method: Sale
Date: 18/07/2023
Property Type: Flat/Unit/Apartment (Res)

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



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