

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

142 Greythorn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

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

Period - From 01/10/2023 to 30/09/2024 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	33 Almond St BALWYN NORTH 3104	\$1,720,000	28/08/2024
2	2A Clayton Rd BALWYN 3103	\$1,769,000	27/07/2024
3	2 Benbrook Av MONT ALBERT NORTH 3129	\$1,772,000	20/04/2024

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:

14/10/2024 22:34



 4
  2
  2

Property Type: House (Res)

Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending September 2024: \$2,305,000

Comparable Properties



33 Almond St BALWYN NORTH 3104 (REI)

Agent Comments

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  2

Price: \$1,720,000

Method: Sold Before Auction

Date: 28/08/2024

Property Type: House (Res)

Land Size: 355 sqm approx



2A Clayton Rd BALWYN 3103 (REI)

Agent Comments

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  2

Price: \$1,769,000

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 353 sqm approx



2 Benbrook Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

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  2

Price: \$1,772,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 352 sqm approx

Account - VICPROP