

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

31 Greythorn Road, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$1,590,000

Median sale price

Median price

\$1,850,000

Property Type

House

Suburb

Balwyn North

Period - From

01/10/2020

to

31/12/2020

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.

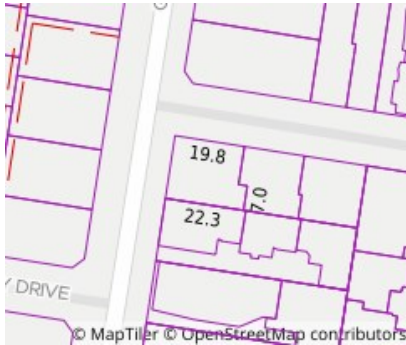
	Address of comparable property	Price	Date of sale
1	44 Members Dr DONCASTER 3108	\$1,625,000	25/11/2020
2	108 Maud St BALWYN NORTH 3104	\$1,610,000	06/10/2020
3			

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:

20/01/2021 13:01



Property Type: House (Res)

Land Size: 370 sqm approx

Agent Comments

Comparable Properties



44 Members Dr DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,625,000

Method: Private Sale

Date: 25/11/2020

Property Type: House

Land Size: 277 sqm approx



108 Maud St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Private Sale

Date: 06/10/2020

Rooms: 8

Property Type: Townhouse (Single)

Land Size: 323 sqm approx

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.