

## 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

48 Doncaster Road, Balwyn North

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$ 2,600,000

**Median sale price**Median price 

\$2,360,000

Property type 

House

Suburb 

Balwyn North

Period - From 

1/04/2022

to

30/06/2022

Source 

REIV

**Comparable property sales**

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 36 The Boulevard, Balwyn North	\$ 2,880,000	13/08/2022
2 41 Riverside Avenue, Balwyn North	\$ 2,815,000	19/03/2022
3 1184 Burke Road, Balwyn North	\$ 2,564,000	26/03/2022

This Statement of Information was prepared on: 

10/10/2022

## Comparable properties



**\$2,880,000**

36 The Boulevard, Balwyn North, Victoria

DATE: 13/08/2022

PROPERTY TYPE: HOUSE

 5   
  3  
 2   
 836 sqm



**\$2,815,000**

41 Riverside Avenue, Balwyn North, Victoria

DATE: 19/03/2022

PROPERTY TYPE: HOUSE

 4   
  2  
 2   
 836 sqm



**\$2,564,000**

1184 Burke Road, Balwyn North, Victoria

DATE: 26/03/2022

PROPERTY TYPE: HOUSE

 3   
  3  
 3   
 669 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee