

# 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

1a Beverley Court, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,350,000

### Median sale price

Median price \$980,000

Property Type Unit

Suburb Balwyn North

Period - From 01/04/2020

to 31/03/2021

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 Citron Av BALWYN NORTH 3104	\$1,260,000	27/05/2021
2	1/17 Arnold Gr DONCASTER 3108	\$1,260,000	14/05/2021
3	1/388 Belmore Rd MONT ALBERT NORTH 3129	\$1,310,000	08/05/2021

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:

27/06/2021 18:15

1a Beverley Court, Balwyn North Vic 3104



**PhilipWebb**

William Zhu

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**Indicative Selling Price**

\$1,350,000

**Median Unit Price**

Year ending March 2021: \$980,000



4 2 2

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 264 sqm approx

Agent Comments

## Comparable Properties



**2/9 Citron Av BALWYN NORTH 3104 (REI)**

Agent Comments

4 2 2

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 27/05/2021

**Property Type:** Townhouse (Res)

**Land Size:** 292 sqm approx



**1/17 Arnold Gr DONCASTER 3108 (REI)**

Agent Comments

4 2 2

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 14/05/2021

**Property Type:** Townhouse (Single)



**1/388 Belmore Rd MONT ALBERT NORTH 3129 (REI)**

Agent Comments

4 3 2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Townhouse (Res)

Account - Philip Webb