

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

2 LYNCH COURT BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$4,300,000

&

\$4,730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,765,000

Property type

House

Suburb

Balwyn

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

42 ELLIOTT AVENUE BALWYN VIC 3103

\$4,685,000

06-Nov-21

72 CAMPBELL STREET KEW VIC 3101

\$4,350,000

26-Mar-22

34 WENTWORTH AVENUE CANTERBURY VIC 3126

\$4,450,000

01-Dec-21

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 6 months.

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42 ELLIOTT AVENUE BALWYN VIC 3103 Sold Price **\$4,685,000** Sold Date **06-Nov-21**

 5  4  3

Distance **0.15km**



72 CAMPBELL STREET KEW VIC 3101 Sold Price ^{RS} **\$4,350,000** ^{UN} Sold Date **26-Mar-22**

 5  3  2

Distance **1.48km**



34 WENTWORTH AVENUE CANTERBURY VIC 3126 Sold Price **\$4,450,000** Sold Date **01-Dec-21**

 5  4  2

Distance **1.78km**

RS = Recent sale **UN** = Undisclosed Sale

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