

# 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

6 Ashby 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)

Range between \$1,650,000 & \$1,800,000

### Median sale price

Median price \$1,910,500 Property Type House Suburb Balwyn North

Period - From 01/10/2019 to 31/12/2019 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	28 Mountain View Rd BALWYN NORTH 3104	\$1,845,000	31/08/2019
2	8 Glenthorn Av BALWYN NORTH 3104	\$1,700,000	12/10/2019
3	24 Viewhill Rd BALWYN NORTH 3104	\$1,651,000	18/10/2019

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:

05/02/2020 12:58



2   1   6

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 703.6 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,650,000 - \$1,800,000  
**Median House Price**  
December quarter 2019: \$1,910,500

## Comparable Properties



**28 Mountain View Rd BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

3   1   1

**Price:** \$1,845,000  
**Method:** Auction Sale  
**Date:** 31/08/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**8 Glenthorn Av BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 12/10/2019  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx



**24 Viewhill Rd BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,651,000  
**Method:** Private Sale  
**Date:** 18/10/2019  
**Property Type:** House  
**Land Size:** 619 sqm approx