Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 85 Greythorn Road, Balwyn North Vic 3104

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$1,460,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,808,800	Pro	operty Type	Hou	se		Suburb	Balwyn North
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	120 Greythorn Rd BALWYN NORTH 3104	\$1,600,000	04/10/2020
2	13 Mccoll Rd MONT ALBERT NORTH 3129	\$1,592,000	29/10/2020
3	34 Hedderwick St BALWYN NORTH 3104	\$1,490,000	02/09/2020

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:

20/11/2020 16:02









Property Type: House Land Size: 797 sqm approx Agent Comments Indicative Selling Price \$1,460,000 - \$1,600,000 Median House Price September quarter 2020: \$1,808,800

Comparable Properties



120 Greythorn Rd BALWYN NORTH 3104 (REI) Agent Comments



Price: \$1,600,000 Method: Private Sale Date: 04/10/2020 Property Type: House (Res)



13 Mccoll Rd MONT ALBERT NORTH 3129 (REI) Agent Comments



Price: \$1,592,000 Method: Private Sale Date: 29/10/2020 Property Type: House Land Size: 627 sqm approx



34 Hedderwick St BALWYN NORTH 3104 (REI) Agent Comments



Price: \$1,490,000 Method: Private Sale Date: 02/09/2020 Rooms: 4 Property Type: House (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.