

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

85 Greythorn Road, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,460,000

&

\$1,600,000

Median sale price

Median price

\$1,808,800

Property Type

House

Suburb

Balwyn North

Period - From

01/07/2020

to

30/09/2020

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	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



 4  2  2

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**

 3  -  -

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**

 4  2  2

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**

 2  1  2

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