

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

1/176 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$1,164,000

Property Type

Unit

Suburb

Balwyn North

Period - From

01/10/2019

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 | 7 Orion St BALWYN NORTH 3104 | \$800,000 | 04/07/2020 |
| 2 | 3/15 Kingsnorth St DONCASTER 3108 | \$770,000 | 05/06/2020 |
| 3 | | | |

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:

24/11/2020 09:50

1/176 Doncaster Road, Balwyn North Vic 3104



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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending September 2020: \$1,164,000



2 1 1

Property Type: Strata Unit/Flat

Land Size: 103 sqm approx

Agent Comments

Comparable Properties

7 Orion St BALWYN NORTH 3104 (VG)

Agent Comments

2 - -

Price: \$800,000

Method: Sale

Date: 04/07/2020

Property Type: House (Res)

Land Size: 329 sqm approx



3/15 Kingsnorth St DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$770,000

Method: Sale

Date: 05/06/2020

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



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.