

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

231 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$2,025,000

Property Type

House

Suburb

Balwyn North

Period - From

01/01/2021

to

31/03/2021

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	9 Seattle St BALWYN NORTH 3104	\$1,710,000	13/03/2021
2	52 Kewarren St BALWYN NORTH 3104	\$1,773,000	03/03/2021
3	13 Corby St BALWYN NORTH 3104	\$1,880,000	01/03/2021

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:

21/04/2021 10:30



 4  3  2

Rooms: 7

Property Type: House

Land Size: 818.195 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

March quarter 2021: \$2,025,000

Comparable Properties



9 Seattle St BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$1,710,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 667 sqm approx



52 Kawarren St BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$1,773,000

Method: Sold Before Auction

Date: 03/03/2021

Property Type: House (Res)

Land Size: 674 sqm approx



13 Corby St BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  2

Price: \$1,880,000

Method: Private Sale

Date: 01/03/2021

Property Type: House